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NOTICE OF AVAILABILITY OF GRANTEE

PERFORMANCE REPORT COVERING THE 1988

COMMUNITY DEVELOPMENT PROGRAM

Pursuant to the provision of the Code of Federal Regulations, Title 24, Part 570, Section 570.507(a)(3) notice is hereby given that the City and County of San Francisco will be submitting its Grantee Performance Report for the 1988 Calendar Year to the U.S. Department of Housing and Urban Development (HUD).

Copies of the above mentioned documents are available for review and comment by interested parties at the Mayor's Office of Community Development, 100 Larkin Street and 1254 Market Street, San Francisco. Copies are also available at the Main Library, and the following branch libraries: Bernal, Chinatown, Mission, Ocean View Park, Potrero, Visitacion Valley, Anna Waden and the Western Addition Branch.

For more information please call 554-2960.

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Grantee Performance Report

U.S. Department of Housing
and Urban Development
Community Development
Block Grant Program

OMB Approval No 2506-0077 (exp. 3/31/90)

1. Name of Grantee City and County of San Francisco	2. Grant Number B-88-MC-06-0016
3. Grantee's Address 200 City Hall San Francisco, CA 94102	4. Person who can best answer questions about this report Larry Del Carlo, Director 5. Telephone Number (415) 554-2960

6. This report consists of the following forms showing progress achieved through (date): December 31, 1988

a. Activity Summary, form HUD-4949.2.
b. Status of Funds - Part I and Part II, form HUD-4949.3.
c. Low / Mod Benefit Worksheet, form HUD-4949.3a
d. Status of Funds - Part III, form 4949.4
e. Direct Benefit Activities, form HUD-4949.5.
f. Actions to Affirmatively Further Fair Housing, form HUD-4949.6
g. Displacement, form HUD-4949.7.

See HUD handbook 6510.2, "Entitlement Grantee Performance Report Instructions" for guidance on completing the GPR

7. This report also contains:

a. Assessments by the grantee of the relationship of the use of Community Development Block Grant (CDBG) funds to
(1) locally identified community development objectives
(2) the National Objectives which require that each CDBG assisted activity must either benefit low and moderate income persons, aid in the prevention or elimination of slums or blight, or meet community needs having a particular urgency, and
(3) the Primary Objective which requires that in the aggregate at least 60 percent of all CDBG funds expended during the one, two or three consecutive program years specified by the grantee in its certification will be for activities which benefit low and moderate income persons

b. Descriptions of
(1) the nature of and reasons for changes in the grantee's program objectives, and
(2) how the grantee would change its program as a result of its experiences.

c. Summary of any comments received by the grantee on its program from citizens in its jurisdiction

8. The grantee's authorized Official Representative certifies that:

a. This report contains all items identified in items 6 and 7 above.

b. To the best of his / her knowledge and belief the data in this report is true and correct as of the date in item 6

c. Federal assistance made available under the Community Development Block Grant (CDBG) Program has not been utilized to reduce substantially the amount of local financial support for community development activities below the level of such support prior to the start of the most recently completed CDBG program year.

Warning: Section 1001 of Title 18 of the United States Code *(Criminal Code and Criminal Procedure)* shall apply to the foregoing certification. Title 18 provides, among other things, that whoever, knowingly and willfully makes or uses a document or writing containing any false, fictitious, or fraudulent statement or entry, in any matter within the jurisdiction of any department or agency of the United States, shall be fined not more than $10,000 or imprisoned not more than five years, or both.

9. Typed Name and Title of Authorized Official Representative Art Agnos, Mayor	
10. Signature	11. Date April 27, 1988

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form HUD-4949.1 (4-88)
ref 24 CFR part 570 and handbook 6510.2

SECTION 7

a. ASSESSMENTS

The following assessment describes the relationship of the use of Community Development Block Grant funds to the objectives described in the 1988 CDBG Final Statement.

(1) The 1988 San Francisco Community Development Program is based on an overall strategy to meet urgent community development needs. The overall strategy consists of the following three major objectives:

i. Increase and Preserve Affordable Housing

One of the primary objectives of the Community Development Program is the provision of long term affordable housing for low and moderate income persons. Our housing activities are designed to increase and preserve affordable housing opportunities for a wide range of types of households, in addition to improving housing conditions. The Housing Site Acquisition Fund Program increases the supply of housing through new construction activities. The Community Housing Rehabilitation Program works to preserve existing housing by providing below market interest rehabilitation loans to correct code deficiencies. The Housing Programs Administration utilizes non-profit corporations that use the Housing Site Acquisition Fund and the Community Housing Rehabilitation Program to increase the supply of affordable housing. The Public Housing Rehabilitation Program increases the housing supply by rehabilitating previously uninhabitable units. The Fair Housing Counseling and Technical Services Program support the housing activities by providing anti-discrimination counseling and assistance to groups with special housing needs. The Redevelopment Program aids displaced persons through the Central Relocation Services.

ii. Improve Neighborhood Environment

In order to complement housing improvements in lower income, high need neighborhoods, the City has designed three programs to improve the neighborhood environment. Under the Neighborhood Facilities Improvement Program, existing private recreational and multi-purpose facilities are rehabilitated to better serve the neighborhood. New neighborhood centers may also be developed under this program. Family daycare homes are rehabilitated to increase affordable childcare services. Under the Public Space Improvement Program, public spaces such as streets, alleys, or schools yards are upgraded with the installation of playground equipment, street furniture, murals, etc.. Public space improvements can support both residential rehabilitation and commercial revitalization activities. In order to complete the revitalization of a neighborhood, certain public services may be necessary. The Public Services Program provides educational, recreational, legal, employment, health and safety, childcare and senior activity services.

iii. Increase Economic Development

To increase economic development, the City is implementing programs that will expand or improve small or minority-owned businesses. The Economic Development Corporations provide technical assistance to small and/or minority owned businesses to establish or expand businesses and to increase or retain jobs for low and moderate income persons. In Addition, Community Development funds are set aside to provide the local share on business loans which will assist in the production and retention of jobs principally for lower income persons. Other non-profit corporations are funded under economic development to create employment for low/moderate persons and to generate revenues. Other economic development activities are linked to the completion of the India Basin Industrial Park, Yerba Buena Center, and Rincon Point South Beach Redevelopment Projects. These three programs are stimulating the economic climate of the City as a whole. The Non-Profit Corporation Businesses for Greater Self-Sufficiency program was created to assist stable non-profit community-based agencies to generate alternative sources of income. And finally, the Self Employment Initiatives Project was created to assist low and moderate income persons pursue entrepreneurial enterprises resulting in employment for themselves and others.

(2) The following programs benefit low and moderate income persons: Housing Site Acquisition Program, Community Housing Rehabilitation Program, Housing Programs Administration, Public Housing Rehabilitation Program, Housing Programs Administration, Public Housing Rehabilitation Program, Fair Housing Counseling and Technical Services Program, Redevelopment Program, Neighborhood Facilities Improvement Program, Public Space Improvement Program, Public Services Program, and the Economic Development Program which includes the Non-Profit Corporation Businesses for Greater Self Sufficiency and the Self Employment Initiative Projects.

The Yerba Buena Center and Rincon Point/South Beach Projects aid in the prevention and elimination of slums and blight.

(3) San Francisco's Community Development Program substantially exceeds the 60% minimum benefit to low and moderate income persons.

b. DESCRIPTIONS

(1) Nature and reason for changes in your program objectives:

The City has not changed its program objectives because the current objectives are still appropriate to the City's needs. The degree of need has increased, however, but the City's objectives are still the most appropriate programs and strategies in combatting those needs.

(2) How would our program change as a result of our experience:

As previously stated, the City would not change any of its objectives, programs, and strategies. The City would like to augment substantially its program if additional funds were available, since the degree of need is steadily increasing and existing efforts are increasingly limited.

c. A SUMMARY OF CITIZENS COMMENTS

A public hearing on needs, for the 1989 Community Development program was held on April 21, 1988. A total of 50 speakers gave testimony on public needs. A summary of comments is available at our office.

Seventy-nine letters were received from the general public in support of specific proposals submitted for consideration in the 1989 CDBG funding year.

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Grantee Performance Report
Activity Summary

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

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Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k	l
1	ACQUISITION OF REAL PROPERTY										
	Coleridge Park Homes 3333 Mission St. 94110 CT 253 [208-28] Acquisition of air rights for new construction of 49 elderly dwelling unit.	1/88	h			26.1	26.1	0	0	A D	Air rights acquired. Construction underway.
	Episcopal Home Foundation 2770 Lombard St., 94118 CT 0128 [203-98] Site acquisition expenses for new construction of 55 units of senior housing.	1/88	h			23.1	23.1	0.7	0	B D	Received repayment of portion of funds not expended in acquisition. No further receipts anticipated.
	957 Hayes Street Project 957 Hayes Street 94115 CT 0163 [203-99] Acquisition for rehabilitation of 12 units of family housing.	1/88	h			0	0	0	0	B,D	Building sold as part of bankruptcy settlement by Pride Found. City received payment in 1987. No further action.
	Site Acquisition Pool Funds Available funds for future projects and technical services.	1/88	h			0	0	0	3454.0		Pool available for future projects.
						Total 49.2	Total 49.2	Total 0.7	Total 3454		

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a	b	c	d	e	f	g	h	i	j	k	l
1	ACQUISITION OF REAL PROPERTY (cont.)										
	Real Estate Department [203-21] [509-01] Technical services in support of individual site acquisitions.	1/88	h			47.2	47.2	19.3	0	A D	Support services associated with the processing of escrow accounts.
	City Attorney Services Direct legal services for site acquisition services.	1/88	h			2.2	2.2	0	0	A D	Legal services received for site acquisition.
	[1579A]										
	Subtotal					49.4	49.4	19.3	0		
						Total 98.6	Total 98.6	Total 20.0	Total 3454.0		

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form HUD-4949.2 (4-88)
ref 24 CFR part 570 and handbook 6510.2

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a	b	c	d	e	f	g	h	i	j	k	l
2	PUBLIC FACILITIES & IMPROVEMENTS										
2.1	Public Space Improvement:										
	Friends of the Urban Forest [320-44] City-wide tree planting as delineated below.	1/88	a			95.0	95.0	0	0.1	A,D	
	MISSION DISTRICT 94410 CT 208 (76% L/M); CT 207 (60% L/M) 3500 19th St. 3300-3600 20th St. 3000, 3300 21st St. 3300 22nd St. 200 Dolores 100 Fair Oaks St. 2400 Folsom St. 300, 800 Guerrero St. 0 Lapidge St. 300 San Carlos Avenue 900-1000 Valencia 300, 800 Shotwell 900, 1100-1200 Van Ness 3100 17th St. 3600 20th St. 3900 25th St. 100 Liberty St. 800-1000 Valencia St. 400 Alabama St. 3153, 3154 17th St.	1/88	a							B,D	166 trees planted. Project completed.
						Total 95.0	Total 95.0	Total 0	Total 0.1		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	Friends of the Urban Forest cont.										
	WESTERN ADDITION/HAYES VALLEY 94115 CT 164 (79% L/M); CT 167 (67% L/M) 100 Broderick St. 1000 Haight St. 100, 900 Page St. 200-300 Pierce St. 100-300 Scott St. 400-800 Baker St. 400-800 Broderick St. 1300 Fell St. 1800-1900 Golden Gate Ave. 1300-1600 Grove St. 1300-1600 Hayes St. 300-700, 515 Lyon St. 100-200 Broderick St. 600-1200 Page St. 1300 Fell St. 900 Haight St. 200 Divisadero St. 500, 510 Turk St. 610, 665, 722, 1085, 1098 Page St. 247 Fillmore St. 399 Steiner St. 139 Pierce St. 308 Eddy St.	1/88	a							B,D	194 trees planted. Project completed.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	Friends of the Urban Forest cont.										
	CHINATOWN CT 107 (74% L/M); CT 113 (65% L/M); CT 112 (52% L/M) 777 Stockton St. Hang Ah Alley 1300 Mason St. 100-1100, 1400 Powell St. Spofford Alley 100 Waverly Place 300-500 Broadway 400 Columbus Avenue 600 Grant Avenue 1400-1500 Green St. Jason Alley 800 Pacific Avenue Ross Alley 800-900 Sacramento St. Trenton Alley 500 Union St.	1/88	a							B,D	72 trees planted. Project completed.
	HUNTERS POINT CT 231 (78% L/M) 1500 Keith Street 1300-1400 Kirkwood 1400-1500 Lane St. 1100-1300 Lasalle St. 1500 Newcomb St. 1400-1500 Oakdale Ave.	1/88	a							B,D	104 trees planted. Project completed.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	Friends of the Urban Forest cont.										
	HUNTERS POINT (Continued) 1100-1300 Mendell 1500 Palou										
	TENDERLOIN CT 160 (59% L/M); CT 162 (82% L/M) 100, 300, 600 Eddy 100, 400, 700 Ellis 00-100 Fifth St. North Hemlock 500, 600, 1000 Larkin 600 O'Farrell 600, 1300 Polk 900-1100 Powell 1000 Post St. 100 Hyde St.	1/88	a							B,D	103 trees planted. Project completed.
	S.F. League of Urban Gardners [320-50] 2540 Newhall St. 94124 Installation of community gardens in the following sites:	1/88	a			123.8	123.8	0	3.0	A,D	
	S.F. COMMUNITY SCHOOL 125 Excelsior CT 260 (48% L/M)	1/88	a							B,D	Project started 1/88 completed 8/88.
1588A						Total 123.8	Total 123.8	Total 0	Total 3.0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. League of Urban Gard. cont.										
	BRETE HARTE SCHOOL 1035 Gilman CT 234 (73% L/M)	1/88	a							B,D	Project started 1/88 and completed 8/88.
	McLAREN PARK II LaGrande CT 260 (48% L/M)	1/88	a							B,D	Project started 8/88 and completed 12/88.
	HUNTERS POINT BOYS CLUB 729 Kirkwood CT 231 (78% L/M)	1/88	a							B,D	Project started 1/88 and completed 12/88.
	ARGONNE CHILDREN'S CENTER 750 - 16th Ave CT 476 (45% L/M)	1/88	a							B,D	Project started 10/88 and completed 12/88.
	San Francisco Conservation Corps Fort Mason Bldg. III 94123 [320-49] Projects as delineated below.	2/85	a			972.1	972.1	217.0	4.7	A,D	
	HUNTER'S POINT BOY'S CLUB 729 Kirkwood Ave., SF, CA 94124 CT 0231 (78% L/M) Improved recreation area.	1/88	a							B,D	Construction began July 88 and was completed Dec. 88.
	MISSION YMCA - YMCA OF SAN FRANCISCO 4080 Mission St. 94112 CT 218 (46% L/M) Develop green house.	1/88	a							A,D	Construction began Sept. 88 estimated completion date February 89.
						Total 972.1	Total 972.1	Total 217.0	Total 4.7		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	RICHMOND DISTRICT YMCA - YMCA OF SF 360 18th Ave. 94121 CT 426 (51% L/M) Develop rooftop recreation area.	1/88	a							A,D	Construction began Sept. 88 estimated completion date February 89.
	S. F. LEAGUE OF URBAN GARDENERS 2540 Newhall St. 94124 CT 233 (68% L/M) Install Community Demonstration Garden.	1/88	a							A,D	Construction began Nov. 88. Estimated completion date March 89.
	RECREATION CENTER FOR THE HANDICAPPED 207 Skyline Blvd 94132 CT 604 (30% L/M) Improve & landscape recreation yard.	1/88	a							A,D	Construction began March 88 Estimated completion date March 89.
	FAMILY SCHOOL BUNGALOWS-VISITACION VALLEY, 55 Sherwin Ave. 94134 CT 264 (50% L/M) Improve playground to meet licensing requirements.	1/88	a							A,D	Construction began May 88. Estimated completion date March 89.
	GRAFFITI REMOVAL-SAN FRANCISCO ALIVE Citywide. Remove graffiti on public & private facilities in low income neighborhoods.	1/88	a							B,D	Project started March 88. Completion dated Dec. 88.
	RUSSIAN AMERICAN COMMUNITY SERVICES 300 Anza Ave. 94118 CT 157 (66% L/M) Develop back yard; construct deck.	1/88	a							A,D	Construction started 11/88 Estimated completion 2/89.
1588A						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	ARGONNE CHILDREN'S CENTER 750 16th Ave. 94118 CT 476 (45% L/M) Removal of existing shed, installation of new weather-proof shed.	1/88	a							B,D	Construction started April 88 and was completed June 88.
	BESSIE L. SMITH CHILD DEV. PROGRAM 95 Gough St. 94102 CT 168 (77% L/M) Installation of play structure, general upgrading of outdoor facility.	1/88	a							B,D	Construction started Aug. 88 and was completed Dec. 88.
	BUENA VISTA ALTERNATIVE SCHOOL 1670 Noe St. 94131 CT 216 (36% L/M) Playground renovation, including removal and replacement of existing structure and safety mat.	1/88	a							A,D	Construction started Sept. 88. Estimated completion date March 89.
	BURNETT CHILDREN'S CENTER 1520 Oakdale 94124 CT 231 (78% L/M) Improve playground: installation of play structures, vollyball and basketball equipment.	1/88	a							A,D	Construction started Sept. 88. Estimated completion date Feb. 89.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	CHARLES DREW CHILDREN'S CENTER 50 Pomona St. 94124 CT 209 (69% L/M) Improve play area, including installation of play structure, safety mat, game lines, and upgrading of existing play structure and benches.	1/88	a							A,D	Construction started Sept. 88. Estimated completion date Jan. 89.
	COMMODORE STOCKTON CHILDREN'S CENTER 949 Washington 94108 CT 113 (65% L/M) Improve play area.	1/88	a							A,D	Construction started Aug. 88. Estimated completion Jan. 89.
	JOHN McLAREN CHILD DEVELOPMENT 2055 Sunnydale 94134 CT 605 (84% L/M) Play ground improvements including installation of climbing structures, safety mats, landscaping, installation of volleyball and tennis equipment.	1/88	a							A,D	Construction started Sept. 88. Estimated completion date March 89.
	JEFFERSON NURSERY 1350 25th Ave., SF CA 94122 CT 326 Playground renovation, including removal of existing structure and redesing of play area. (49% L/M)										Construction started July 88. Estimated completion date Jan. 89.
1588A						Total	Total	Total	Total		

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Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Mod	Slum/Blight	Urgent Need	CDBG Amount: Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	JUNIPERO SERRA CHILDREN'S CENTER 155 Appleton 94110 CT 254 (54% L/M) Improve playground, install play structure, seal coat, shed & fence.	1/88	a							A,D	Construction started 7/88 expected completion 1/89.
	MISSION CHILDREN'S CENTER 412 Bartlett 94110 CT 306 (34% L/M) Improve play area.	1/88	a							A,D	Construction started 6/88 expected completion 2/89.
	POTRERO TERRACE CHILDREN'S CENTER 1101 Connecticut 94107 CT 227 (60% L/M) Improve playground, install new play structure, seal yard, install safety mat and storage area.	1/88	a							A,D	Construction started 8/88 expected completion 2/89.
	E.R. TAYLOR CHILDREN'S CENTER 420 Bacon 94134 CT 257 (40% L/M) Improve play ground, install play structure, new sand box.	1/88	a							A,D	Construction started 8/88 expected completion 2/89.
	LAGUNA HONDA HOSPITAL, 375 Laguna Honda Blvd. 94116 CT 305 (24% L/M) Improve walkway in Petting Zoo, improve green house.	1/88	a							A,D	Construction started June 88. Estimated completion date Jan. 89.
						Total	Total	Total	Total		

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U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	HUNTER'S POINT "A"/WESTBROOKE APTS. Jerold & Earl Sts./Dormitory Rd. & Kiska St. 94124 CT 231 (78% L/M) Develop pathway and landscape small park at Hunter'S Point "A" and replace traffic barrier fence at Westbrooke.	1/88	a							A,D	Construction started April 88. Estimated completion date June 89.
	NORTH PING YUEN HOUSING 838 Pacific St. 94133 CT 107 (74% L/M) Installation of security gates and fencing.	1/88	a							C,D	Project was not dropped due to fire safety factors.
	YERBA BUENA CENTRAL COURTYARD 1255 Eddy 94117 CT 159 (56% L/M) Develop Central Courtyard.	1/88	a							A,D	Estimated start date Jan. 89 to be completed March 89
	DOGPATCH ORGANIC GARDEN, Brewster & Rutledge, CT 251 (49% L/M) Erosion Control.	1/88	a							C,D	Project was dropped due to severity of erosion factors
	McLAREN PARK COMPLEX SF CT 605 (84% L/M) Various resource management measures in areas throughout McLaren Park.	1/88	a							B,D	Construction started March 88 and was completed Nov. 88.
						Total	Total	Total	Total		

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2.1	Public Space Improvement (cont.)										
	S.F. Conservation Corps cont.										
	TREE BASINS S. F. Friends of the Urban Forest Prepare basins in conjunction with tree planting in various low-income areas of the City.	1/88	a							B,D	Project started May 88 and was completed Dec. 88.
	WHITNEY YOUNG NEIGHBORHOOD FACILITY 94124 CT 231 (78% L/M) Landscaping & physical improvement.	1/88	a							A,D	Project started Sept. 88. Estimated completion date March 89.
	MURAL RESOURCE CENTER [320-42]	4/87	a			113.8	113.8	25.7	0	A,D	
	Nourse Auditorium, Franklin & Hayes St. 94102 CT 168 (77% L/M)	4/87	a							A,D	Anticipated completion date March 1989.
	Boedkker Park 94102 CT 125 238 Eddy St. (91% L/M)	4/87	a							B,D	Anticipated completion date June 1988.
	Harvey Milk Recreation Center 94117 CT 167 (67% L/M) 50 Scott St.	4/87	a							B,D	Project completed June 88.
	Hawthorne School 94110 CT 228 825 Shotwell St. (72% L/M)	4/87	a							A,D	Anticipated completion date March 1989.
						Total 113.8	Total 113.8	Total 25.7	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	Mural Resource Center cont.										
	Visitacion Valley Public Library 94134 CT 264 Leland St. (corner of Desmond) (50% L/M)	4/87	a							B,D	Project completed Nov. 88.
	John Adams Adult School 94117 CT 165 11860 Hayes St. (corner of Masonic) (70% L/M)	4/87	a							B,D	Project completed June 88.
	South of Market 94103 CT 176.01 1300 Bryant St. (84% L/M)	4/87	a							A,D	Project to finish 2/89.
	Family Development Center 94124 CT 229 (69% L/M) 2730 Bryant Street	1/88	a							A,D	Project to complete 1/89.
	Community Food Resource Ctr. 94124 CT 233 (68% L/M) 2540 Newhall St.	1/88	a							A,D	Project completed Dec. 88.
	Center for Southeast Asian Refugees 94109 CT 151 (66% L/M) 875 O'Farrel	1/88	a							A,D	Project completed Dec. 88.
	Visitacion Valley Middle School 94134 CT 605 (85% L/M) 450 Raymond	1/88	a							A,D	Project completed Sept. 88.
	Youth Guidance Center 94127 CT 305 (24% L/M) 375 Woodside Ave.	1/88	a							A,D	Project completed dec. 88.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	Mural Resource Center cont.										
	Bryant School 94110 CT 229 (69% L/M) 1050 York St.	1/88	a							A,D	Anticipated completion date March 1989.
	Technical & Professional Services	4/87	a							A,D	Anticipated completion date June 1988.
	Other Public Space Projects										
	S.F. Unified School District [320-52] School yard improvements at George Peabody School CT 402 (54% L/M)	1/88	a			33.4	33.4	0	50.0	A,D	Project completed in 1988.
	Police and Fire Alarm Underground Lines, Upper Ashbury RAP area [321-32] CT 171 (52% L/M)	7/80	a			0	0	0	0	B,D	Residual reprogrammed.
	Bayview Hunters Point Boy's Club 729 Kirkwood, CT 606 (6% L/M) [324-35] Yard renovation.	11/84	a			.5	.5	1.1	0	B,D	Project completed in 1988.
	YWCA Mission Yard, 1855 Folsom St. CT 177 (69% L/M) [325-44]	9/85	a			0	0	0	0	B,D	Residual reprogrammed.
	Wayne & Wentworth Alleyways [326-06] CT 107 (74% L/M); CT 114 (84% L/M)	3/84	a			(36.8)	(36.8)	0	130.8	B,D	Residual reprogrammed.
						Total (2.9)	Total (2.9)	Total 1.1	Total 180.8		

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a	b	c	d	e	f	g	h	i	j	k	l
2.1	Public Space Improvement (cont.)										
	Other Public Space Projects cont.										
	Donaldina Cameron House [326-47] CT 113 (65% L/M)	4/85	a			0	0	0	7.7	B,D	Residual reprogrammed.
	Beckett Alleway [326-52]					0	0	0	60	B,D	Residual reprogrammed.
	Other Public Space Improvements to be determined. [320-30]	1/88	a			0	0	0	32.6	A,D	Public space pool funds to be carried forward for new public space projects.
	SUBTOTAL					0	0	0	100.3		
1588A						Total 1301.8	Total 1301.8	Total 243.8	Total 288.9		

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a	b	c	d	e	f	g	h	i	j	k	l
2	PUBLIC FACILITIES										
2.2	FAMILY DAY CARE REHAB. PROGRAM										
	MADOSHI, DIANA CARPENTER DAY CARE, 280 Miramar Ave. 94122 CT 0312 [305-51] Upgrade FDC home for compliance with building codes and fire safety. Upgrade rear stairs & add rear yard playstructure to increase licensed capacity from 6 to 12 children.	3/86	c			12.4	12.4	0	0	B,D	Construction completed 5/88.
	THE KING FAMILY DAY CARE HOME 177 Lobos St., 94112 CT 0314 [305-53] Upgraded FDC home for compliance with building code and fire safety. Install a rear yard playstructure.	11/86	c			0	0	0	.1	B,D	Construction completed 3/87.
	PAULA DEE SMITH FAMILY DAY CARE 215 St., Charles Ave. 94132 CT 313 [305-55] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12. Add rear yard playstructure.	9/87	c			5.4	5.4	0	0	B,D	Construction completed 4/88.
						Total 17.8	Total 17.8	Total 0	Total 0.1		

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a	b	c	d	e	f	g	h	i	j	k	l
2.2	FAMILY DAY CARE REHAB. PROGRAM (cont.)										
	AILEEN SANCHEZ FAMILY DAY CARE 201 Santa Rosa Ave. 94112 CT 255 [305-58] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12.	12/87	c			0	0	25.0	0	A,D	Construction started 12/88 and is 10% complete.
	LEE HENDERSON FAMILY DAY CARE 1619 Wallace Ave., 94124 CT 232 [305-56] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12. Add rear yard playstructure.	12/87	c			19.0	19.0	0	0	B,D	Construction completed in 6/88.
	MARGIE STOKES FAMILY DAY CARE 50 Grafton Ave. 94112 CT 312 [305-57] Upgrade home for compliance with building and fire safety in order to increase licensed capacity from 6-12. Add rear yard playstructure.	12/87	c			19.0	19.0	0	.5	B,D	Construction completed in 4/88.
						Total 38.0	Total 38.0	Total 25.0	Total 0.5		

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a	b	c	d	e	f	g	h	i	j	k	l
2.2	FAMILY DAY CARE REHAB. PROGRAM (cont.)										
	DAISY FORD FAMILY DAY CARE 1563 Underwood 94124 CT 0231 [305-59] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	25.0	B,D	Construction completed 7/88.
	CLARE RATTO FAMILY DAY CARE 51 Tulane 94112 CT 0262 [305-60] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	20.0	0	A,D	Construction to be completed 3/89.
	ETHEL DAVIS FAMILY DAY CARE 670 Head 94132 CT 0262 [305-61] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	15.0	B,D	Construction to be completed 7/89.
	LOUSIE CRITTENDON FAMILY DAY CARE 168 Shakespeare Ave. 94112 CT 262 [305-52] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	1.8	A,D	Construction completed 7/88.
						Total 0	Total 0	Total 20.0	Total 41.8		

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a	b	c	d	e	f	g	h	i	j	k	l
2.2	FAMILY DAY CARE REHAB. PROGRAM (cont.)										
	EVA BYRD FAMILY DAY CARE 1305 Bowdoin 94134 CT 0230 [305-62] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	25.0	A,D	Estimated completion 6/89.
	VENUSTINA CISNEROS FAMILY DAY CARE 2775 21st St. 94110 CT 0228 [305-63] Upgrade FDC home for compliance with building codes and fire safety.	12/87	c			0	0	0	25.0	A,D	Estimated completion 6/89.
	FAMILY DAY CARE POOL, [305-30] To be used for additional program operations in 1989.	1/85	c			0	0	0	167.5		
	SUBTOTAL					0	0	0	217.5		
						Total 55.8	Total 55.8	Total 45.0	Total 259.9		

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a	b	c	d	e	f	g	h	i	j	k	l
2	PUBLIC FACILITIES										
2.3	COMMUNITY FACILITIES										
	COMMADORE STOCKTON (SFUSD) 949 Washington St. CT 113 [311-74] Rehabilitate childcare facilities by repairing the playstructure & upgrading classroom and bathroom areas and partitioning a sick child area.	1/88	c			0	0	16.9	0	A,D	Construction estimated to be completed 1/89.
	JUNIPERO SERRA (SFUSD) 94110 155 Appleton Ave. CT 254 [311-75] Rehabilitate childcare facilities by repairing roof, bathrooms and classroom area.	1/88	c			0	0	44.0	0	A,D	Construction delayed, to complete 3/89.
	E.R. TAYLOR SCHOOL (SFUSD) 94134 420 Bacon St. CT 257 [311-76] Rehabilitate childcare facilities by repairing roof, installing ceilings, lighting and plumbing fixtures.	1/88	c			0	0	41.8	0	A,D	To be completed 4/89.
	BUEN DIA CORPORATION 589 Guerrero 94110 CT 207 [311-72] Rehabilitate childcare facilities by expanding and upgrading the kitchen, basic structure, and roof.	1/88	c			30.0	30.0	0	0	B,D	Construction completed 9/88.
						Total 30.0	Total 30.0	Total 102.7	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	WHITNEY YOUNG CHILD DEVELOPMENT CENTER 100 Whitney Young Circle, 94124 CT 231 [311-63] [318-37] Rehabilitate childcare facilities by installing new flooring & base molding to 5 classrooms.	1/88	c			8.4	8.4	0	0	A,D	To be completed 2/89.
	INTERNATIONAL INSTITUTE OF SF 2209 Van Ness St. 94109 CT 131 [303-11] Seismic bracing, electrical and plumbing upgrading, fire sprinklers. Completion by March 1988.	5/86	c			47.0	47.0	12.5	0	A,D	Completed in April 88.
	Renovation & upgrading of electrical & plumbing systems.										Construction began 10/88 & is 85% completed.
	NEW COLLEGE OF CALIF. SCHOOL OF LAW 50 Fell St., 94102 CT 0124 [303-12] Renovation of roof and facade. Completion by March 1988.	10/87	c			11.5	11.5	0	0	B,D	Completed in April 88.
	ASIAN AMERICAN RECOVERY, 2024 Hayes St., 94117 CT 165 [303-18] Kitchen and food storage renovation, smoke detectors, electrical upgrading, heating system improvements and toilet rehabilitation.	4/87	c			80.1	80.1	10.1	0	A,D	Substantial completion by 11/88. Delays due to admin. problems between architect & contractor. Expect completion by 4/89.
						Total 147.0	Total 147.0	Total 22.6	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	ST. BONIFACE NEIGHBORHOOD CENTER 133 Golden Gate Avenue 94102 CT 0125 [303-15] Fire sprinklers, exit stairs, and partitions for childcare center. Elevator installation & childcare space renovation (toilets, lights, & partition) Completion by 4/87. Construct kitchen, security gates & fencing and expand childcare space. New security gates, kitchen and expansion of childcare area. kitchen, and expansion of child care	10/86	c			9.7	9.7	95	2.2	A,D	Completed in August 88. Construction began 12/88 & is 40% complete. Delay due to structural problem. Construction started 11/88 and is 40% completed.
	CHINATOWN RESOURCE CENTER, 655 Geary St., 94102 CT 123 [303-19][318-38] Renovation of classroom areas by installing electrical fixtures, heating system, toilets, and fire sprinklers. Additional improvements to heating & ventilation system.	11/87	c			24.4	24.4	62.1	5	A,D	Construction started 12/88. 90% completed.
	LIBERATION HOUSE, INC., 1726 Steiner St., 94115 CT 155 [303-20] Renovation of sleeping, dining area new toilet & shower, kitchen, electrical & heating upgrading.	4/87	c			98.7	98.7	10.6	0	B,D	Final payment processed in 10/88. Delay in close-out due to labor standards problem.
						Total 132.8	Total 132.8	Total 167.7	Total 7.2		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	PARK PRESIDIO COMMUNITY CENTER 4301 Geary BLVD. 94118 CT 0452 [303-22]	5/85	c			21.8	21.8	21.4	.1	A,D	
	Basement toilets, ramp, acoustic tiles, lighting, exterior walls & entrance doors.										Completed June 1987.
	Toilet repair, door replacement, & exterior renovation.										Completed May 1988.
	Install new flooring and repair new exterior wall in bathroom by 6/88.										Project delayed by plan completion, due 3/89.
	INGLESIDE PRESBYTERIAN CHURCH 1345 Ocean Ave., 94112 CT 0168 [303-24]	9/87	c			60.2	60.2	72.9	0	A,D	
	Elevator and handicapped ramp. Completion by July 1987.										Construction began 9/87 & is 90% complete. Delays due to contractor errors. Completion by 2/89.
	Handicapped toilet and electrical system upgrading.										
	Insulate roof, rehab gym, & upgrade electrical doors.										Bidding delays, expected in 3/89.
	MISSION COMMUNITY COLLEGE CENTER 106 Bartlett St., 94110 CT 0209 [303-26]	11/85	c			0	0	0	0	B,D	
	Renovation of elevator to provide handicap access, completion by June 1986.										Completed 3/87. Delayed due to elevator code compliance problems.
						Total 82.0	Total 82.0	Total 94.3	Total 0.1		

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Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Mod	Slum/Blight	Urgent Need	CDBG Amount: Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	RUSSIAN-AMERICAN, 300 Anza St., 94118 CT 157 [303-27] Storage addition for meal program, roof replacement, and toilet renovation. Completion by September 1988.	4/87	c			54.5	54.5	0	.5	B,D	Completed in Nov. 88.
	SF BAND FOUNDATION, 1519 Mission St. 94103 CT 177 [303-28] Upgrading of electrical, plumbing, and heating systems. Completion by May 1988. Roof insulation and elevator upgrade. Completion by May 1989.	5/87	c			28.9	28.9	42.5	0	A,D	Construction began 2/88. Project's '87 & '88 funds combined & 45% complete. Construction started 11/88 & 45% complete.
	SF SENIOR CENTER, 870 Beach St. 94109 CT 102 [303-29] Kitchen renovation (counter storage, sewing areas, and office) and basement conversion into classrooms.	5/87	c			22.0	22.0	0	0	B,D	Completed May, 1988.
	BOOKER T. WASHINGTON CENTER 800 Presidio Avenue 94115 CT 0154 [303-31] Renovation of gym and toilets, exterior weatherproofing, and repair of driveway. Completion by March 1987. Gym lighting & electrical upgrading.	6/85	c			12.5	12.5	0	0	B,D	Completed in June 1988.
						Total 117.9	Total 117.9	Total 42.5	Total 0.5		

Retain this record for 3 years
Previous editions are obsolete

form HUD-4949.2 (4-88)
ref. 24 CFR part 570 and handbook 6510.2

Grantee Performance Report
Activity Summary

U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	YMCA - BUCHANAN BRANCH, 1530 Buchanan Street 94115 CT 0159 [303-32] Renovation of gym support beams, roofing, and new exterior walls. Boiler replacement and girls' locker room renovation. Demolition of yard and installation of play structure, landscaping and debris box, construct new walkways.	3/82	c			57.8	57.8	55.8	.4	A,D	Completed May, 1987. Completed June, 1988. Change order delayed. Construction started in Oct. 88 & 65% complete.
	CANON KIP COMMUNITY HOUSE, 705 Natoma St., 94103 CT 0176 [303-36] Renovation of toilets, gym flooring, dining area, kitchen, & electrical panel. Completion by March 1987. Fire sprinklers & window replacement	10/85	c			62.8	62.8	14.6	0	A,D	Construction began 2/87 & is 90% complete.
	UNITED JEWISH COMMUNITY CENTERS 3200 California Street 94118 CT 0133 [303-43] Replacement of fan in pool area. Emergency fire-code work in lieu of window replacement in community rooms. Emergency fire-code work in lieu of electrical upgrading.	10/85	c			1.8	1.8	25.2	.5	A,D	Completed March 1987. Work bid Dec. 88. Bids high. Negotiating contract amount. Should start 3/89. Work was bid in Dec. 88. Should begin 3/89.
						Total 122.4	Total 122.4	Total 95.6	Total 0.9		

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Community Devopment
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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	YMCA, CHINATOWN BRANCH, 855 Sacramento St., 94108 CT 0118 [303-38] New entry and ramp, end floor stairway renovation, new toilets, and office remodeling. Completion by 12/87.	2/80	c			13.5	13.5	0	0	B,D	Completed January 1988.
	MISSION NEIGHBORHOOD CENTERS - PRECITA CENTER, 534 Precita Street 94110 CT 0251 [303-45] Renovation of stage and flooring, and storage addition. Completion by March 1987. Roof replacement repair.	9/85	c			9.9	9.9	0	.3	B,D	Completed October 1987. Completed April 1989.
	YOUNG COMMUNITY DEVELOPERS, 1715 Yosemite Ave., 94124 CT 0233 [303-50] Roof renovation, exterior renovation.	9/85	c			6.6	6.6	0	1.4	B,D	Completed in Aug. 1987.
	TELEGRAPH HILL NEIGHBORHOOD CENTER 660 Lombard St., 94133 CT 0104 [303-52] [304-52] [318-36] Heating system renovation. Boiler replacement, walkway repair, and ramp resurfacing. Rear stairs and gym door replacement, walkway resurfaced and drainage repaired.	9/82	c			31.6	31.6	19.3	.0	A,D	Completed in Aug. 88. Construction started in Oct. and is 80% completed.
						Total 61.6	Total 61.6	Total 19.3	Total 1.7		

Retain this record for 3 years
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form HUD-4949.2 (4-88)
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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	VISITACION VALLEY COMMUNITY CENTER 50 Raymond Avenue 94134 CT 0264 [303-54] Gym foundation, and weather proofing exterior. Additional roof renovation for childcare center.	5/80	c			21.5	21.5	0	.2	B,D	Completed in March 88.
	VISITACION VALLEY COMMUNITY CENTER 325 Leland Ave 94134 CT 0264 [311-78] Roof repair, plumbing, electrical.	12/87	c			2.2	2.2	39.8	0	A,D	Construction began 11/88.
	CENTRAL CITY HOSPITALITY HOUSE, 146 Leavenworth St., 94102 CT 0125 [303-62] Fire escape, smoke detectors, and stair renovation. New ventilation and heating system, fire doors, and exhaust fan.	10/85	c			1.4	1.4	2.0	.1	B,D	Completed in March 88.
	CENTRAL CITY HOSPITALITY HOUSE, 61-63 Moss St. CT 178 [304-68] Purchase, electrical, interior finishes, foundation.	1/88	c			0	0	0	55	A,D	Purchase of original site fell through. Escrow closure expected Jan. 1989.
						Total 25.1	Total 25.1	Total 41.8	Total 55.3		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	MISSION NEIGHBORHOOD CENTERS - CAPP STREET CENTER, 362 Capp Street 94110 CT 208 [303-64] Repair dry rot & stairs in Head-start area, phase II of handicapped ramp, toilet renovation, & flooring. Toilet renovation, dry-rot wall repair, stairway to mezzanine. Floor, heating and dry-rot repairs in Headstart classroom. Completion by August 31, 1989.	6/81	c			47.5	47.5	10.2	0	A,D	Completed November 1987. Completed February 1988. Expect contract award February, 1989.
	PACIFIC PRESBYTERIAN 225-30th St., 94131 CT 0218 [303-69] Toilet renovation, walkway replacement, and wall repair. Completion in January 1988.	9/85	c			29.4	29.4	60.0	6.6	B,D	Completed March, 1988.
	EARL PALTENGHI YOUTH CENTER, 1525 Waller Street 94117 CT 0171 [303-70] Renovation of library, learning center, lighting, stairs, & ceiling. Gym lighting; completion by 2/88. Additional repair of doors, water heaters, bathroom lights & basins. Completion in June 1989.	10/81	c			9.4	9.4	9.8	.9	A,D	Completed July 1987. Completed February, 1988. Construction awarded 12/88. Project delayed by contractor.
						Total 86.3	Total 86.3	Total 80.0	Total 7.5		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	YMCA - CENTRAL BRANCH, 220 Golden Gate Avenue 94102 CT 0124 [303-71] Electrical circuit boards, roof re- Completion expected March, 1989. novation, hot water system renovation flooring, and lighting. Additional electrical, roof, heating renovations; restroom rehab. & venti- lation upgrade. Completion by 5/89.	10/82	c			16.2	16.2	64.4	.9	A,D	Delay caused by dispute with contractor. Com- pletion expected 3/89. Construction started in Oct. 88, and is 60% completed.
	GLIDE MEMORIAL CHURCH, 330 Ellis St., 94102 CT 0123 [303-73] Additional renovation of kitchen. Completion by September 1987.	10/85	c			0	0	0	2.4	B,D	Completed in Aug. 1987.
	POTRERO HILL COMM DEV. 1060 Tennessee St., 94107 CT 0226 [303-78] [304-35] Roof renovation.	8/79	c			20.1	20.1	4.5	4.7	A,D	Construction began 1/88.
	GOOD SAMARITAN COMMUNITY CENTER, 1292 Potrero Ave. 94110 CT 0229 [303-80] Renovation of basement stairs, 3rd floor toilets, and new doors.	8/81	c			4.8	4.8	0	0	B,D	Completed in March 1988.
	PRIDE FOUNDATION, 850 Hayes Street 94117 CT 0163 [303-84] Renovation of day treatment center.	2/83	c			62.0	62.0	0	9.9	B,D	Completed in Dec. 1984.
						Total 103.1	Total 103.1	Total 68.9	Total 17.9		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	RECREATION CENTER FOR HANDICAPPED 207 Skyline Blvd. 94132 CT 0604 [303-85]	4/83	c			51.5	51.5	50.0	0	A,D	
	Renovation of heating system and doors. Installation of covered walk-way. Completion by March 1987.										Completed May, 1987.
	Locker room renovation, damage system, pool ventilation and light-ing, and automatic door openers .										Completed March, 1988.
	Additional work to locker room, bath-rooms and lobby, Ventilation system, Gym area, drainage, light replacement.										Construction started in Dec. and is 50% completed.
	CHINESE AMERICAN BILINGUAL SCHOOL, 55 Laguna Street 94102 CT 0168 [303-88]	5/84	c			65.9	65.9	0	.7	B,D	
	Electrical, Plumbing, and new floor-ing. Completion by March 1985.										Final payment held by City pending outcome of lawsuit now settled. Final pay-ments made in 4/88.
	SAN FRANCISCO WOMEN'S CENTER, 3543-18th St., 94110 CT 0207 [303-93]	5/84	c			61.1	61.1	26.3	1.5	A,D	
	Fire corridors, doors, & heating system upgrading.										Completed April 1987.
	Roof and gutter renovation; and elevator upgrading. Completion by										Completed 11/88. Delays due to elevator problems.
	Repair exterior metal work and electrical conduct. Completion by July 1989.										Project delayed by plan problems. Phase II approved 12/88, to begin 3/89.
						Total 178.5	Total 178.5	Total 76.3	Total 2.2		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	SAN FRANCISCO BOY'S HOME (CYO), 1000 Cabrillo St., 94117 CT 0171 [303-98] Conversion of balcony into counseling offices by installing partitions, lighting, carpet, and ceiling.	2/85	c			43.9	43.9	0	0	B,D	Completed in May 1988.
	CHARITY CULTURAL SERVICES CENTER, 827 Stockton St., 94108 CT 0113 [303-99] Conversion of balcony into counseling offices by installing partitions, lighting, carpet, and ceiling.	3/85	c			11.6	11.6	0	0	B,D	Completed in April 1988.
	YWCA, SAN FRANCISCO, 965 Clay Street [303-39][318-34] Electrical and heating systems renovation and new acoustical ceiling in childcare space.	4/87	c			46.3	46.3	5.0	0	B,D	Completed in Dec. 1988.
	POTRERO HILL NEIGHBORHOOD CENTER, 953 De Haro, 94107 CT 227 [303-49][318-35] Replacement of fire escape stairway and balcony.	4/87	c			45.2	45.2	28.5	0	B,D	Completed Sept. 88.
	YMCA, SAN FRANCISCO, 166 Embarcadero St., 94105 CT 176 [317-23] New handicapped toilet for after school program area.	4/87	c			5.1	5.1	0	0	B,D	Completed February, 1988.
						Total 152.1	Total 152.1	Total 33.5	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	CSS DIAMOND YOUTH CENTER, 536 Central 94117 CT 165 [317-26] New heater, electrical upgrading, new showers, kitchen renovation, sleeping area partitions, and window replacement. Completion by June 1988.	4/88	c			3.7	3.7	43.8	0	A,D	Project was delayed for HUD Church-State determination. HUD approved. Expect award of contract in Jan. 1989.
	FRIENDSHIP HOUSE , 80 Julian Ave., 94103 CT 201 [317-29] Toilet and kitchen renovation.	4/87	c			14.0	14.0	0	0	B,D	Completed March 1988.
	ST. BONIFACE NEIGHBORHOOD CENTER, 133 golden Gate Ave. 94102 CT 125 [318-31] Renovation of child care space (plumbing, lighting, exits, windows, flooring, and storage).	5/87	c			35.0	35.0	0	0	B,D	Completed in August 1988.
	OMI PILGRIM COMMUNITY CENTER, ARCH AND RANDOLPH STS. 94132 CT 0313 [304-44] Expansion of ground follow senior space. Completion by August 1987. New construction, adding a 2nd level child care program space.	5/84	c			16.7	16.7	0	165	B,D	Completed in Sept. 88.
						Total 69.4	Total 69.4	Total 43.8	Total 165.0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	JAPANESE CULTURAL AND COMMUNITY CENTER 1044-60 Sutter Street 94109 CT 0120 [304-51] Development of gymnasium. Additional CDBG funding is supplemented. Completion by Dec. 1988.	3/85	c			0	0	200	0	A,D	Construction contract awarded 12/88, to start 2/89. Delayed to increase matching funding.
	PARENT INFANT NEIGHBORHOOD CENTER, Webster and O'Farrell Streets 94115 CT 0158 [304-53] Development of new infant day care center Schedule pending review of new site.	9/88	c			0	0	19.7	5.3	A,D	Funding reduced to cover design plans & architect. model. 20% completed.
	FILIPINO - AMERICAN COMM. OF S.F. INC. (Site Location Pending) [304-54] Renovation of new senior center.	11/88	c			0	0	0	0	C,D	Funds recaptured.
	RUSSIAN - AMERICAN COMMUNITY SERVICES 300 Anza Street, 94118 [304-56] Renovation of new senior center for meal and activity programs.	6/86	c			20.7	20.7	0	0	B,D	Completed in Nov. 88.
						Total 20.7	Total 20.7	Total 219.7	Total 5.3		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	NO. & SO. OF MARKET ADULT DAY HEALTH 655 Geary 94102 CT 0123 [304-58/72] Conversion of ground floor into a new adult day care center. Renovation of additional program space. Completion by January 1988. Finishing of ground floor space in Mendelsohn House (HUD funded new senior housing), 737 Folsom St., for use as seniors' activity center.	7/86	c			11.9	11.9	0	125	A,D	Completed in May 1987. Completed in Jan. 88. Expect project to be bid in May 89. Completion by 2/89. Delayed for Mendelsohn Hse. construction progress.
	WESTERN ADDITION SR. CITIZENS SERVICE McAllister and Fillmore Sts. CT 0161 [304-60] Development of new senior center. To be combined with 1987 CD. Completion by Dec. 1988.	1/88	c			0	0	0	224	A,D	The project has experienced further cost delays and extension requested.
	FILIPINO COMMUNITY AND CULTURAL CENTER FOUNDATION (site not identified) [304-61] Development of new community center. Schedule pending approval of site.	1/88	c			0	0	37.5	0	A,D	Grant just certified in 1988.
	HOSPICE OF SAN FRANCISCO, 115 Diamond St., 94114 CT 205 [304-62] Renovation of lounge and new yard. Completion by April 1988.	1/88	c			11.7	11.7	0	0	B,D	Completed March, 1988.
						Total 23.6	Total 23.6	Total 37.5	Total 349.0		

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2.3	COMMUNITY FACILITIES (cont.)										
	WEST BAY LOCAL DEVELOPMENT CORPORATION Corner of Eddy and Fillmore Streets. CT [304-65] Tenant improvements for child care and senior program in new empty shell.	1/88	c			0	0	0	250	A,D	Delay by contractor, the developer will speed the project to meet schedule.
	BURT'S CHILDREN CENTER, 940 Grove St. 94115 CT 0163 [311-45] Renovation of therapy room, toilets, roof and skylight, flooring, shower, and laundry. Completion by March 1987.	11/80	c			81.1	81.1	34.2	.8	B,D	Completed in April 1987.
	Boiler replacement, toilet renovation, window replacement, and classroom storage.										Completed in October 88.
	SF BOYS & GIRLS CLUB, 1950 Page St., CT 166 [317-25] Reroofing two major areas and doors replacement. Completion by May 1988.	5/87	c			105.1	105.1	19.2	.7	A,D	Completed in Sept. 88.
	2574 San Bruno Roof repair, renovation of bathroom and kitchen. Completion by May 1989.										Construction started in Oct. 88 and is 85% completed. Estimated completion date February 89.
						Total 186.2	Total 186.2	Total 53.4	Total 251.5		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	HOLY FAMILY DAY CARE HOME, 299 Dolores 94103 CT 0202 [311-49] Expansion of indoors gym/play areas and renovation of therapy center. Completion by February 1987.	4/86	c			0	0	0	.0		
	FLORENCE CRITTENTON SERVICES, 840 Broderick Street 94115 CT 0158 [311-53] Plumbing replacement, shower renovation, electrical outlets, and carpeting. Completion by Dec. 1986. Shower area renovation and new electrical outlets.	4/83	c			16.2	16.2	0	0.3	B,D	Completed in March 1987. Completed in April 1988.
	AUDREY L. SMITH DEVELOPMENTAL CENTER 1050 McAllister Street 95115 CT 0161 [311-59] 2nd floor bedroom renovation, toilets, stairs, fire sprinklers, heating, doors, and windows. Completion by March 1987. Plumbing renovation, dry rot repair, exterior wall repair, & sprinklers.	8/84	c			26.5	26.5	0	1.3	B,D	Completed in Nov. 1987. Completed Nov. 88. Delayed by technical problems.
	AUDREY L. SMITH DEVELOPMENT CTR. CT 161 1101 Masonic Street, 94117 [311-79] Additional work to fine sprinklers heating and replace roof. Completion by June 1989.	6/88	c			3.3	3.3	32.2	0	A,D	Construction started in Dec. and is 70% completed.
						Total 46.0	Total 46.0	Total 32.2	Total 1.6		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	WAH MEI CHILDREN'S CENTER, 1400 Judah St., 94122 CT 0326 [311-60] Toilet renovation, kitchen upgrading, and door replacement. Completion by February 1988.	10/85	c			32.0	32.0	0	.2	B,D	Completed April, 1988.
	MISSION NEIGHBORHOOD CENTER, 3013-24th St., 94102 CT 0231 [311-68] Roof replacement, renovation of stairs, toilet, and heating/ventilation system. Completion by May 1987.	4/85	c			0	0	0	1.2	B,D	Completed 10/87.
	REHAB CENTER - MASTER POOL [303-30] Rehab funds for other projects.					.2	.2	0	4		Remaining pool funds will be carried into 1989 for new projects needing emergency assistance, etc.
	FERG -MASTER POOL ACCOUNT [318-30] Pooled funds for new projects to be identified in 1989.					0	0	0	18.0		
	ASSOCIATION FOR CHILDREN'S RIGHTS & SERVICES. 902 Stockton, SF 94108 CT 118 [304-67] Interior renovation of childcare facility, mainly fire code related, exits, doors, steps.	1/88	c			0	0	0	95	A,D	Original site acquistion fell through. Expect bidding in May, 1989.
						Total 32.2	Total 32.2	Total 0	Total 118.4		

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U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	CENTRO LATINO DE SAN FRANCISCO 1656-15th St., SF 94110 CT 201 [304-69] Kitchen upgrading, plumbing, floor tile. in senior center.	1/88	c			0	0	54.7	0	A,D	Construction started 10/88 & 25% complete.
	CREATIVITY EXPLORED 3245-16th St. SF, 94110 CT 202 [304-70] Upgrade heating and lighting systems and construct classroom in art activities facility for the disabled.	1/88	c			0	0	0	55	A,D	Project to be bid 3/89. Drawings expected 2/89.
	EARLY YEARS ACADEMY, 500 Raymond St., SF 94134 CT [311-73] Upgrade kitchen, install fire doors, repair foundation, windows in childcare center. Completion by Sept. 1989.	1/88	c			0	0	0	31.8	A,D	Project delayed because of insurance. Bidding is expected 5/89.
	FAMILY SERVICE AGENCY OF SAN FRANCISCO 1757 Waller St., SF 94117 CT 166 [304-71] Seismic upgrading, fire sprinklering and fire escape.	3/88	c			4.9	4.9	90.1	0	A,D	Seismic work delayed by wet weather. Work 25% complete.
	HENRY OHLHOFF HOUSE, 601 Steiner St., SF 94117 CT 164 [317-21] Renovation to provide counseling space, lighting, flooring, hot water heaters in alcohol rehab. facility.	6/88	c			18.9	18.9	51.0	0	A,D	Construction started in November, 1988, is 15% completed.
						Total 23.8	Total 23.8	Total 195.8	Total 86.8		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	LA CASA DE LAS MADRES, 965 Mission St. (corp. address, actual site secret for security) CT 176 [303-44] Renovate and expand toilet and shower rooms and kitchen in battered women's emergency shelter facility.	6/88	c			94.7	94.7	5.3	0	B,D	Completed December, 1988.
	WALDEN HOUSE INC. 214 Haight Street [317-28] 94102 CT 168 Construct four bedrooms. Completion by June 1989.	1/88	c			2.3	2.3	46.8	0	A,D	Construction started in Oct. and is 80% completed.
	MISSION CHILDCARE CONSORTIUM 4750 Mission St., SF 94112, CT 2603 [311-80] Install sprinkler system in this new site after owner makes agreed to improvements.	4/88	c			0	0	79.0	0	A,D	Delay due to owner not yet agreeing to grant-funded sprinkler.
	MISSION HOUSING DEVELOPMENT CORP., 2947-16th St., SF 94110 CT 201 [304-74] Floor and wall renovation, install heating system, electrical renovation, bathroom renovation. Expeect completion by May, 1989.	8/88	c			0	0	50.0	0	A,D	Project delayed be withdrawal of original tenant. New tenant found. Work about 20% complete.
						Total 97.0	Total 97.0	Total 181.1	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	OBECA/ARRIBA JUNTOS, 2155 Mission St., SF 94110, CT 201 [304-73] Plumbing, electrical, interior finishing of child care facility for 70 in a planned 74 unit apartment complex.	3/88	c			0	0	0	95	A,D	Project delayed by developer's failure to secure financing.
	YWCA, SAN FRANCISCO, 1830 Sutter St. [303-51] Electrical bathroom rehabilitation and new flooring. Completion by Feb. 89.	1/88	c			8.9	8.9	11.0	0	A,D	Construction started Oct. and is 90% completed.
	THE FAMILY SCHOOL, 548 Fillmore St., SF 94117, CT 163 [311-77] Expand children's restrooms, construct childcare room, remove asbestos.	10/88	c			0	0	39.0	0	A,D	Grant expected to be certified in early 1989.
	WESTSIDE COMMUNITY MENTAL HEALTH, 1140 Oak St., SF 94117 CT 1215 [317-32] Replace roof, repair windows and doors, install sprinkler in basement in adolescent day treatment center.	6/88	c			.5	.5	44.5	0	A,D	Working drawings completed December, 1988. Expect completion by 7/89.
	ALFA DA DEVELOPMENTAL CENTER, 3401 Mission Street 94110 [311-71] CT 253 Renovation of kitchen, entry, ventilation, and wall repair. Completion by June 1989.	1/88	c			.9	.9	20.1	0	A,D	Delay due to late certification of Grant. Bids are expected in 2/89.
						Total 10.3	Total 10.3	Total 114.6	Total 95.0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	ARCHDIOCESE OF S.F. (CYO) S.F. BOYS HOME, 4645 California St. [317-20] Renovation of roof, kitchen and bathroom, repair stairs and install flooring. Completion by June 1989. CT 427	1/88	c			0	0	74.3	0	A,D	Construction contract awarded in November. Project will be delayed until clients are relocated.
	BVHP MULTIPURPOSE SENIOR CENTER, 1706 Yosemite Ave. 94124 [303-77] CT 233 Expand and renovate program space install security gate, handicapped rail and ventilate interior. Completion by June, 1989.	1/88	c			4.7	4.7	17.3	0	A,D	Construction started in November and is 70% completed.
	GOLDEN GATE SENIOR SERVICES 1706 Sanchez St. [303-67][303-94] Remodel kitchen and dining room and activity areas, upgrade electrical, flooring, walls and doors. Completion by September 1989.	1/88	c			11.3	11.3	33.1	0	A,D	Project delayed due to Dept of City Planning requesting an application for conditional use. Resolution is expected early 1989.
	MISRAE'S LANGUAGE & ARTS PRE-SCHOOL 35 San Juan Avenue 94112 [311-70] Replace sink counters, storage cabinets, lighting windows, flooring, roof, doors, and insulate wall.	6/88	c			0	0	50.0	0	A,D	Certification delayed by insurance problems. Bids expected end of Dec.
						Total 16.0	Total 16.0	Total 174.7	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
2.3	COMMUNITY FACILITIES (cont.)										
	NATIVE AMERICAN INDIAN SENIOR CENTER, INC., 934 Valencia St. 94110 [317-22] Repair roof, upgrade electrical and ventillation; and install subfloor and flooring. Completion by June 1989.	1/88	c			0	0	0	22	A,D	Center slow in getting architect started. Plans to be submitted 1/89 and construction to begin 3/89.
	PROJECT OPEN HAND, 1668 Bush Street 94109 [317-24] CT 151 New electrical plumbing and HVAC, renovate bathroom office/lounge, upgrade of utilities. Completion by March 1989.	6/88	c			47.3	47.3	2.7	0	A,D	Construction started in August and is 80% completed.
	SAN FRANCISCO CONSERVATION CORPS FT Mason Bldg. 111 94123 [317-27] CT 127 Install pre-fab modular bldg and rehabilitate workshop, tool room, classroom and training room. Completion by August 1989.	6/88	c			0	0	60	0	A,D	Center delayed by problems obtaining matching funds for project completion. Bid process completed 12/88 & construction estimated to start 3/89.
	MISSION LANGUAGE & VOC. SCHOOL 2929-19th St. 94110 CT 228 [318-32] Replacement of boiler.	6/88	c			5	5	0	0	B,D	Completed 8/88.
	PACIFIC MENTAL HEALTH (Op. Concern) 2929-19th St. 94110 CT 228 [318-33] Upgrade ventilation system.	12/88	c			0	0	6	3.5	A,D	Delayed by permit process.
	SUBTOTAL					52.3	52.3	68.7	25.5		
						Total 1,816.3	Total 1,816.3	Total 1,966.7	Total 1,193.8		

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a	b	c	d	e	f	g	h	i	j	k	l
2	PUBLIC FACILITIES & IMPROVEMENTS										
2.4	Public Housing Modernization										
	Rehabilitation of Vacated Units, number of anticipated units to be completed for each project.	1/88	a			842.5	842.5	0	70.8	A,D	
	Holly Courts, 100 Appleton Avenue 94110 CT 0254 (54% L/M) - 4 units										9 units completed.
	Potrero Terrace, 900 Connecticut St. 94107 CT 0227 (60% L/M) - 22 units										8 units completed.
	Sunnydale, 1654 Sunnydale Ave. 94134 CT 0605 (84% L/M) - 48 units										60 units completed.
	Valencia Gardens, 245 Guerrero St. 94103 CT 0202 (74% L/M)- 5 units										13 units completed.
	Bernal Dwellings, 3120 Army Street 94110 CT 0229 (69% L/M) - 5 units										13 units completed.
	Westside Courts, 1501-65 Broderick St. 94115 CT 0155 (71% L/M) - 2 units										17 units completed.
	Westbrook Apartments, Innes and Southridge Rd. 94124 CT 0231 (78% L/M) 2 units										10 units completed.
	Potrero Annex, 700 Missouri Street 94107 CT 0227 (60% L/M) - 22 units										5 units completed.
						Total 842.5	Total 842.5	Total 0	Total 70.8		

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a	b	c	d	e	f	g	h	i	j	k	l
2.4	Public Housing Modernization (cont.) Rehabilitation of Vacated Units										
	North Beach, 401-575 Bay Street 94133 CT 0101 (52% L/M) - 2 units										3 units completed.
	Ping Yuen, 655-895 Pacific Avenue 94133 CT 0114 (84% L/M) - 2 units										2 units completed.
	Alemany, 500 Alemany Boulevard 94110 CT 0254 (54% L/M) - 7 units										15 units completed.
	Hunters Point East/West Griffith and Navy Road 94124 CT 0231 (78% L/M) 2 units										10 units completed.
	Hunters View, Middlepoint Road 94124 CT 0231 (78% L/M) - 2 units										7 units completed.
	Alice Griffith, Griffith/Gilman St. 94124 CT 0234 (73% L/M) - 2 units										5 units completed.
	Yerba Buena Plaza East. Webster & Turk St. 94115 CT 0161 (86% L/M) 20 units										16 units completed.
	Ping Yuen North, Broadway & Cordelia Streets, 94133 CT 0114 (84% L/M) 2 units										4 units completed.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
2.4	Public Housing Modernization (cont.) Rehabilitation of Vacated Units										
	Hayes Valley, Buchanan and Webster 94102 CT 0163 (80% L/M) 10 units										10 units completed.
	Randolph and Head, 200 Randolph Street 94132 CT 0218 (46% L/M) One unit.										One unit completed.
	Bathroom Remodeling										
	CAL 1-18 (6) PING YUEN North, Broadway and Cordelia Streets 94133 CT 0114 (84% L/M) Install shower, rehab bathroom.	1/88	a			1.1	1.1	261.8	22.1	A,D	Work will be completed in 1989.
	CAL 1-11 North Beach, 401-575 Bay St. 1120 Columbus Avenue, 500-650 Francisco Street 94133 CT 0101 (52% L/M) Install shower, rehab bathroom.	1/88	a			109.4	109.4	45.4	19.5	B,D	Rehab completed.
	SUBTOTAL					110.5	110.5	307.2	41.6		
						Total 953.0	Total 953.0	Total 307.2	Total 112.4		

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a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES										
	BAYVIEW HUNTERS POINT FOUNDATION FOR COMMUNITY IMPROVEMENT 6025 Third St. 94124 CT 234 [301-37] Direct legal, criminal law representation to 360 L/M residents.	1/88	c			8.5	8.5	0	0	A,D	Provided legal representation to 345 L/M residents.
	LA RAZA CENTRO LEGAL 2588 Mission St. 94110 CT 208 [301-44] Direct civil legal representation to 186 L/M residents; recruit pro bono legal aid to another 84 L/M residents.	1/88	c			66.3	66.3	0	0	A,D	Provided civil legal representation to 221 L/M residents; secured pro bono services for 82.
	INSTITUTO LABORAL DE LA RAZA 1656 15th Street, 94103 CT 201 [301-99] Direct immigration legal services for 180 L/M resident immigrants.	1/88	c			23.2	23.2	1.8	0	A,D	Provided legal assistance to 169 L/M residents.
	MISSION COMMUNITY LEGAL DEFENSE 2940 16TH St. 94103 CT 201 [301-45] Direct legal representation in criminal law to 252; and immigration services to 1560 L/M residents.	1/88	c			17.5	17.5	12.8	0	A,D	Provided legal assistance to 224, immigration services to another 1,399.
						Total 115.5	Total 115.5	Total 14.6	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES (cont.)										
	CHILDREN'S COUNCIL OF SAN FRANCISCO 1435 Market St. 94102 CT 176 [301-93] Technical assistance contacts with 240 potential, and 240 existing child care providers.	1/88	c			25.8	25.8	4.9	0	A,D	Provided technical assistance to 250 potential, & 633 existing providers.
	WHITNEY YOUNG CHILD DEV. CENTER 100 Whitney Yng. Cir. 94124 CT 231 [301-32] Full-time childcare services for 60 children between 2 and 6 years.	1/88	c			83.9	83.9	15.2	0	A,D	Provided full-time child care for 134 children.
	YOUNG COMMUNITY DEVELOPERS 1715 Yosemite Ave. 94124 CT 233 [301-36] Job placement services for 65 L/M income residents.	1/88	c			20.1	20.1	2.3	0	A,D	Provided placement of 71 into jobs.
	HAIGHT ASHBURY COMMUNITY CENTER 1833 Page St. 94117 CT 166 [301-83] After-school services to 48 L/M children; and job referral to another 360 L/M residents.	1/88	c			16.3	16.3	0	0	B,D	Provided after-school services to 48 children; job referrals to 378 L/M residents.
						Total 146.1	Total 146.1	Total 22.4	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES (cont.)										
	AUDREY L. SMITH DEVELOPMENT CENTER 1050 McAllister St. 94115 CT 161 [301-55] Daily educational and nutritional services to 45 children of L/M income families.	1/88	c			73.2	73.2	0.5	0	A,D	Provided daily educational and nutritional services to 42 children.
	MISSION READING CLINIC 2703 Folsom St. 94110 CT 203 [301-42] Provide remedial services to 90 students; counseling/vocational services to 55; instruct 48 inmates & other adults; after-school tutoring for 45; summer program for 55 at-risk youth; and a parent empowerment program for 50 participants.	1/88	c			133.8	133.8	0.0	0	A,D	Provided remedial services to 92; counseling/voc. services to 56; tutored 52 inmates; after-school services to 48; summer program for 63; empowerment to 60.
	ELLA HILL HUTCH COMMUNITY CENTER 1050 McAllister St. 94115 CT 161 [301-53] Tutorial services for 30 students; recreational activities for 603 youth and adults; social activities for 50 seniors.	1/88	c			128.5	128.5	13.0	0	A,D	Provided tutorial services for 28 students; recreation services for 983 youth & adults; social activities for 49 seniors.
						Total 335.5	Total 335.5	Total 13.5	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES (cont.)										
	MISSION EDUCATION PROJECTS 3047 23rd St. 94110 CT 229 [301-41] Tutoring 750 students during school year; summer tutoring for 150 children and conducting 12 parent involvement workshops for 70 parents.	1/88	c			204.8	204.8	29.8	0	A,D	Provided tutoring to 719 youths during school year 210 youth during summer; 12 workshops serving 75 parents.
	HUNTERS POINT YOUTH PARK FOUNDATION 200 Middlepoint Road 94124 CT 231 [301-33] Recreation activities for 300 children monthly; tutoring for 20; 4 field trips for 125 children.	1/88	c			168.7	168.7	6.3	0	A,D	Provided 325 recreation; tutoring to 25; 4 summer field trips for 150.
	MISSION RECREATION PROJECTS/CYO 180 Fair Oaks St. 94110 CT 210 [301-51] Recreational activities for 350 youths during school year and 50 during summer.	1/88	c			65.8	65.8	0	55.9	A,D	Provided recreation to 370 during school year; 50 during summer.
	B.T. WASHINGTON COMMUNITY CENTER 800 Presidio Ave. 94115 CT 154 [301-88] Services for 100 L/M seniors; 50 youths; tutoring for 30 students; & recreation for 50 residents monthly.	1/88	c			65.6	65.6	11.8	0	A,D	Provided services to 164 seniors; 72 yths; tutored 54; recreation for 70.
						Total 504.9	Total 504.9	Total 47.9	Total 55.9		

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a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES (cont.)										
	CHINESE FOR AFFIRMATIVE ACTION 17 Walter U. Lum Place 94108 CT 114 [301-54] Recruit 184 Asian Americans; contact 287 contractors and trade unions; counsel 482 participants; refer 344 to unions; and place 80 in construction related jobs.	1/88	c			67.2	67.2	0	0	A,D	Recruited 113 clients; contacted 336 unions and contractors; counseled and referred 420; & placed 75 into construction jobs.
	CHARITY CULTURAL SERVICES CENTER 827 Stockton St. 94108 CT 113 [301-59] Culinary and restaurant service training to 75 and placement of 75 graduates in permanent jobs.	1/88	c			55.8	55.8	0	0	A,D	Trained 75 and placed 66 graduates in jobs.
	MISSION HIRING HALL 2017 Mission St. 94110 CT 209 [301-46] Supportive services for 602 clients and placement of 141 in jobs.	1/88	c			119.4	119.4	0	0	A,D	Provided supportive services to 691; and placed 175 into jobs.
	MISSION LANGUAGE & VOC. SCHOOL 2929 19th St. 94110 CT 228 [301-48] Vocational ESL clerical training for 128 L/M clients and placement of 82.	1/88	c			214.0	214.0	0.1	0	A,D	Trained and counseled 128 and placed 87 into jobs.
						Total 456.4	Total 456.4	Total 0.1	Total 0		

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U.S. Department of Housing
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Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k	l
3	PUBLIC SERVICES (cont.)										
	CAREERS ABOUND 1540 Market St. 94102 CT 209 [301-68] Recruitment and training of 78 disabled youths, placement of 36 in jobs.	1/88	c			66.4	66.4	0	0.6	A,D	Recruited and trained 96 and placed 62 into jobs.
	CHINESE NEWCOMERS SERVICE CENTER 777 Stockton St. 94108 CT 113 [301-70] Job counseling for 300 immigrants & placement of 52 in jobs.	1/88	c			36.3	36.3	0	0	A,D	Counseled 352 clients & placed 57 in jobs.
	CENTRAL CITY HOSPITALITY HOUSE 146 Leavenworth St 94102 CT 125 [301-73] Employment counseling for 240 youth and placement of 125 in jobs or training programs.	1/88	c			48.8	48.8	0	0	A,D	Counseled 292 youths and placed 183 into jobs or training programs.
	FRIENDS OUTSIDE IN SAN FRANCISCO 2701 Folsom St. 94110 CT 169 [301-75] Enrolled 200 ex-offenders in employment program and place 100 in jobs.	1/88	c			17.0	17.0	18.1	0.7	B,D	Assessed 200 ex-offenders and placed 63 in jobs. Program suspended 9/88.
						Total 168.5	Total 168.5	Total 18.1	Total 1.3		

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3	PUBLIC SERVICES (cont.)										
	HORIZONS UNLIMITED OF SAN FRANCISCO 440 Potrero Ave. 94110 CT 228 [301-77] Job referrals for 110 youths and placement of 72 into jobs.	1/88	c			60.4	60.4	1.0	2.9	A,D	Referred 320 & placed 115 into jobs.
	CHINATOWN YOUTH CENTER 1693 Polk St. 94109 CT 111 [301-82] Job counseling for 252 L/M income youths, conducting 3 bilingual job search workshops, & place 100 in jobs.	1/88	c			53.4	53.4	0	0	A,D	Counseled 342 clients and placed 100 in jobs. Conducted 3 workshops.
	CANON KIP COMMUNITY HOUSE 705 Natoma St. 94103 CT 176 [301-92] Recruit 210 youths, refer 105 to training programs, place 78 in jobs.	/88	c			35.5	35.5	3.0	0	A,D	Recruited 216 youths, referred 187, placed 84.
	SAMOA MO SAMOA 1060 Tennessee St. 94107 CT 177 [301-94] Social services and job referrals for 144 Samoans, and place 48 in jobs.	1/88	c			35.2	35.2	0.4	0	A,D	Served 448 Samoans and placed 60 in jobs.
	BVHP/PUC TRANSPORTATION PROGRAM 949 Presidio Ave. 94115 CT 230 [301-95] Medical transportation services for 90 clients monthly.	1/88	c			55.9	55.9	10.5	0	B,D	Provided services to 142 clients monthly.
						Total 240.4	Total 240.4	Total 14.9	Total 2.9		

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3	PUBLIC SERVICES (cont.)										
	OPERATION CONCERN 1853 Market St. 94103 CT 202 [301-84] Psychotherapy services for 360 duplicated clients annually.	1/88	c			59.0	59.0	0	0	A,D	Provide psychotherapy services to 517 clients annually.
	LA CASA DE LAS MADRES (Location Confidential) CT 176 [301-69] Shelter services for 375 women, and child care for 200 children.	1/88	c			32.9	32.9	7.0	10.0	A,D	Provided shelter for 215 women monthly, and child care for 121 children.
	CALIF. ASSOC. FOR HEALTH, EDUCATION EMPLOYMENT AND DIGNITY 4938 Third St. 94124 CT 230 [301-35] Provide 19,800 food packages to 950 families monthly, refer 600 for services, and conducts 2 nutrition workshops serving 500.	1/88	c			118.2	118.2	1.3	0	A,D	Provided 21,852 food packages to 12,345 families monthly, referred 1,379 and conducted 2 workshops for 951 clients.
						Total 210.1	Total 210.1	Total 8.3	Total 10.0		

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3	PUBLIC SERVICES (cont.)										
	LYON-MARTIN WOMEN'S HEALTH SERVICES 2460 Mission St. 94110 CT 208 [301-66] Health care services for 1,794 women and follow-up for 475 clients.	1/88	c			77.5	77.5	0	0	A,D	Provided health services for 1,796 women & follow-up for 600 clients.
	CITY CELEBRATION Fort Mason, Bldg. A 94123 CT 107 [301-61] Provide 152 free performances, 783 honoraria to 362 artists, employ 362 artists.	1/88	c			57.3	57.3	0.2	0	B,D	Provided 158 free performances, 782 honoraria, & employment to 371 artists.
	HUNTERS POINT BOYS CLUB 729 Kirkwood 94124 CT 231 [301- 96] Provide tutuorial & rec. services to 100 students; promote gardening to 70 participants.	1/88	c			17.1	17.1	2.9	0	A,D	Provided services to 101 students and gardening to 88 participants.
	MISSION NEIGHBORHOOD CENTER 534 Precita Ave. 94110 CT 0251 [301- 97] Provide recreation to 176 students during school year, 56 during summer.	1/88	c			19.9	19.9	.1	0	A,D	Provided recreation to 97 during school year, 67 during summer.
						Total 171.8	Total 171.8	Total 3.2	Total 0		

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3	PUBLIC SERVICES (cont.)										
	OMI COMMUNITY ASSOCIATION 201 Granada St. 94112 CT 312 [301- 98] Provide job readiness training to 100 youths and place 50 in jobs.	1/88	c			28.8	28.8	6.2	0	A,D	Provided training to 147 and placed 65 in jobs.
	SAN FRANCISCO FOOD BANK 333 Illinois St. 94107 CT 607 [301- 01] Distribute 600,000 lbs. of food to 100 agencies serving 13,500 persons.	1/88	c			12.5	12.5	0	0	A,D	Distributed 783,815 lbs. to 100 agencies serving 42,128 needy residents.
	THIRD BAPTIST CHURCH 1341 McAllister St. 94115 CT 161 [301- 02] Provide 45 Ethiopian refugees services and place 36 in jobs.	1/88	c			26.6	26.6	0	0	A,D	Provided services to 52 Ethiopians and placed 37.
	YOUTH FOR SERVICE 25 - 14th St. 94103 CT 177 [301- 03] Recruit and train 128 students annually.	1/88	c			10.0	10.0	10.0	0	A,D	Recruited and trained 33 students.
1587A	SUBTOTAL					77.9	77.9	16.2	0		
	[redacted]					Total 2427.1	Total 2427.1	Total 159.3	Total 70.1		[redacted]

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a	b	c	d	e	f	g	h	i	j	k	l
4	URBAN RENEWAL COMPLETION										
4.1	Western Addition,A2,94115, 94109, 94102 94117 CT 0151, 0152, 0155, 0158-0161 (66%, 57%, 71%, 78%, 56%, 59%, 85% L/M)										
	Disposition										
	Property Conveyance - Buildings	1/88	a			1414.5	1414.5	29.3	537.8	B,D	Conveyed 2 bldgs containing six DUs; associated notices of public hearings completed. Recaptured 1 DU for marketing under Affordable condo program
	Property Conveyance - Vacant Land										Conveyed 1 vacant parcel containing 12,375 sq.ft. for development of 25 DUs for low income physically handicapped households.(Serra House)
	Construction of Low/Moderate Units										Provided $250,000 additional money for architectural improvements of these 25 Section 202/ units; construction scheduled for completion by June 1989.
	Affirmative Action Clearinghouse Construction Coordinating Program										Program established job bank, conducts tutorial workshops in trades and serviced 1,114 clients, placed 282 in construction jobs.
						Total 1414.5	Total 1414.5	Total 29.3	Total 537.8		

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a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd)										
	Disposition (cont'd)										
	Affirmative Action - 9 Developments										Captured 67 construction jobs; provided contineous construction monitoring of 11 new construction sites ($177million), major OPA sites ($27million) and rehabilitatio sites ($6.7million).
	Architecture, Engineering & Affirmative Action - All construction Sites and Contracts										Monitored eight (8) constr-uction sites, 13 rehabilita-tion construction sites, 21 major OPA sites and three site improvement contracts.fo design compliance and affirm-ative hiring. Construction was complete at 4 new constr-uction sites ($2.7 million) and 18 rehabilitation sites ($3.8 million).
	Additional exterior features for Serra House - 25 L/M units										Authorized disbursement of $250,000 for additional architectural features to development, work underway.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd)										
	Disposition (Cont'd)										
	Construction of Market Rate Units (includes major OPAs)										Construction was complete on 268 DUs at four locations; construction continued underwa on 1,316 DUs at five locations (254 of these units designated low-moderate income housing).
	New Construction, Commercial Space (includes major OPAs)										Construction was complete on 146,914 sq.ft. of commercial space at three locations; 133,000 sq.ft. was underway at two locations and 40,275 at four locations is planned and a 35 space parking lot.
	New Construction, Public and Institutional (includes major OPAs)										Construction was complete on 15,000 sq.ft. of public space at one location; 260,397 sq.f is scheduled to start at two locations.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd)										
	Disposition (cont'd)										
	Technical Assistance to 34 subsidized housing developments (3,542 units)										Provided ongoing technical assistance to 34 housing developments, the Master Asso iation of the Affordable Cond
	Technical Assistance to two major developments in Fillmore Center - 254 set aside units										Provided technical assistance to the two major developments currently under construction in the Fillmore Center to ass affordability and capture the 254 set aside units for low-t moderate income families.
	Housing Marketing - 1,320 DUs in Six Developments										Preparation and review, with Developers of marketing mater for housing developments cont underway.
	Notification to Certificate Holders of available affordable housing City-wide - 2,137 DUs in Six Developments										Captured 57 dwelling units fo displaced households and othe through December 1988.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd)										
	Disposition (cont'd)										
	Business Marketing, Fillmore Center									A,D	Preparation and review of marketing materials, with Developer accomplished; leasing of 71,000 sq. ft. of office building nearing completion. Marketing of space under construction under review.
	Economic Development 195,000 sq.ft. in three developments									A,D	Continued contract with local economic Development corporation to assist in loan packagin advisory and tenant improvement services for Fillmore Center developments; contracto (UEDC), consulted with 25 businesses, captured 2,300 sq. ft. of retail space and conducted one workshop.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd)										
	Disposition (cont'd)										
	Property Management - 15 Buildings 13 Vacant Parcels									A	Continued to provide maintenance and services to 11 buildings containing 31 DUs and 4.98 acres of vacant land.
	Fillmore Street Maintenance District									A	Continued to provide maintenance of street improvements Establishment of ECR District underway.
	Legal									A	Continued to provide legal services in connection with Project matters.
	Citizen Participation - (11 Major Neighborhood Groups)									A	Staff attended 25 community meetings through December; provided contineous correspondence on activities within the Project Area, to the various interested groups.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2										
	Disposition										
	Real Estate - 11 Appraisals	1/88	a							A	Fourteen (14) appraisals ordered and received on disposition parcels and buildings.
	Advertisement - 4 Vacant Parcels 2 Improved Parcels										Marketing of 1 vacant parcel completed; evaluation of proposals underway. One (1) improved parcel scheduled for marketing early 1989.
	Economic & Marketing assistance - 1 Parcel										Professional evaluation of proposals received underway.
	Public Hearings - 14 Public Hearings										Three (3) public hearings accomplished.
	Survey & Planning	1/88	a			5.1	5.1	.5	22.1	A	Expansion of financing resources for Project Activities with Tax Increment underway; appropriate public hearings accomplished. Pending: Board of Supervisors hearings and budgetary decisions.
						Total 5.1	Total 5.1	Total 0.5	Total 22.1		

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a	b	c	d	e	f	g	h	i	j	k	l
4.1	Western Addition, A-2 (cont'd)										
	Rehabilitation	1/88	a			246.4	246.4	132.4	65.6	A	
	Supervised and monitored rehabilitation 97 DUs and retail space in 28 buildings										Supervised and monitored construction of 43 DUs in 13 buildings through Dec. 88.
	Starts - 15 DUs in Six Buildings										Rehabilitation work started on 8 DUs in 6 buildings in 1988.
	Completions -										Rehabilitation work was completed on 18 buildings containing 53 DUs through Dec.88.
	BBI Inspections - 60 Buildings										Provided inspection services to 88 buildings through Dec. 1988.
	Seismic Engineering Analysis										Provided seismic analysis to one (1) building containing 6 dwelling units.
	Rehabilitate 8 DUs in one building, convey to S.F. Housing Authority										Rehabilitation work completed conveyance accomplished.
						Total 246.4	Total 246.4	Total 132.4	Total 65.6		

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4.1	Western Addition, A-2										
	Public Works	1/88	a			69.9	69.9	224.8	579.3	A	
	Landscaping and Irrigation of Van Ness Avenue narrow medians										Planning and consultation continued underway.
	Plant 250 Street Trees										Approved Letter Agreement delayed due to recent drought conditions; work to resume January or February 1989.
	Provide off-site improvements at a 25-unit housing development for the physically handicapped										Preparation of contract documents underway; contract to be advertised and awarded during first half of 1989.
	Clearance - 3 buildings	1/88	a			33.8	33.8	0	0		Approval of demolition delayed until Developers identified; Offering of parcels scheduled for Summer 1989.
	Soil and water testing for hydrocarbon toxics and underground tank removal as required prior to conveyance for development.										Consultant study of certain locations completed. One site indicates source of ground water contamination was off site and negligible; results sent to Regional Water Control Board for finding.
						Total 103.7	Total 103.7	Total 224.8	Total 579.3		

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4.1	Western Addition, A-2 (cont'd)										
	Relocation Provice relocation services to households and businesses to be relocated	1/88	a			690.4	690.4	940.3	413.0	A	One (1) household remained temporarily relocated; One (business relocated and 5 businesses and 6 households remain on project workload.
	Loan Reserves at Various Banks to Secure rehabilitation loans	1/88	a			0	0	478.7	0		
	Tax Increment Adjustment							(1806.)	(1617.8)		
	SUBTOTAL					690.4	690.4	(387)	(1204.8)		
						Total 2460.1	Total 2460.1	Total 0	Total 0		

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form HUD-4949.2 (4-88)
ref. 24 CFR part 570 and handbook 6510.2

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U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k	l
4.2	Hunters Point NDP, 94124 CT 0608 (100% L/M)										
	Acquisition of Real Property	1/88	a			1.4	1.4	0	60.0	A,D	For related consultant services.
	Disposition, including real estate commissions and appraisals, advertising, and engineering consultation	1/88	a			483.2	483.2	.7	74.8	A	Related to five sites in Project Area.
	Planning	1/88	a			16.8	16.8	0	70.4	A,D	Phase I study completed to identify community needs. Awaiting additional data from community prior to activity implementation phase.
	Site Improvement	1/88	a			653.3	653.3	500.5	469.5	B,D	Morgan Heights project has completed.
	Rehabilitation Expense	1/88	a			16.4	16.4	0	0	A	
	Tax increment adjustment								(506.0)		
						Total 1171.1	Total 1171.1	Total 501.2	Total 168.7		

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a	b	c	d	e	f	g	h	i	j	k	l
4.3	Yerba Buena Center 94103 CT 0176, 0178-0179 (84%, 85%, 88% L/M) DISPOSITION Implementation of Development Program (Central Blocks) for Yerba Buena Gardens	1/88	a			3850.2	3850.2	2148.2	127.4	A D	Continued implementation of the Disposition and Development Agreement (DDA) with YBG Assoc. (Olympia and York Corp./Marriott Corp.) for a program which includes a hotel, office buildings housing, retail, amusement, recreational, entertainment, cultural and open space. These activities include design review and continuation of design of cultural facilities and the gardens.
	Expansion of George Moscone Convention Center										In November of 1986, San Francisco voters approved the proposal to expand the Moscone Convention Center. The expansion, to be constructed under Central Block 2, will provide an additional 330,000 sq. ft. of meeting rooms and exhibition space. This expansion necessitated the displacement of the parking use originally agreed upon for that site and modification of the agreement with the developer as well as the design of the gardens and cultural facilities on top. It is anticipated that the construction of the additional convention space will delay completion of the Central Blocks development, approximately two years. Design review completed and all necessary approvals were received.
						Total 3850.2	Total 3850.2	Total 2148.2	Total 127.4		

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4.3	Yerba Buena Center (continued)										
	Contracts for outside legal service in connection with analysis of land disposition documents and anticipated litigation as required and completing the leases and agreements included in DDA with YBG Associates.										Attorneys under contract are working on the ongoing issues of implementation.
	Marketing of Remaining Parcels										Marketing efforts resulted in:
	(1) Central Block 1:										(1) Construction is underway on the 1500 room hotel as approved as part of the DDA.
	(2) Parcel 3707-A:										(2) Offering documents were completed and an offering was made for the development of an office building.
	(3) Parcel 3751-H:										(4) Negotiations continue with developers for the parking garage and supermarket site.
	(4) Parcel 3722-A & B:										(4) An agreement was reached that a new Museum of Modern Art would be built on this site. A 500,000 sq. ft. office building and 300 units of housing will also be built.
	Development activities:										
	410 market-rate units (of these, 80 are for low/moderate income)										Construction is 100% complete and ongoing monitoring of the rent up is required.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.3	Yerba Buena Center (continued)										
	Development activities (continued)										
	189 low/moderate income units										Construction of this housing development was completed in August and on-going monitoring of the rent-up is required.
	235 market-rate rental units										Construction continued on this housing development.
	Ongoing marketing activities:										Future work includes urban land consulting, re-use appraisals, legal services, review of proposed plans, by design consultants, YBC Gardens disposal costs, economic assistance, marketing and YBC Central Blocks consultants.
	Property Management activities include utilities and telephone, pest control, fencing, sidewalk repair, and craft labor.										Maintenance of Agency-owned properties is an ongoing activity.
	RELOCATION	1/88	a			11.9	11.9	0	0	A	Seven businesses remain to be relocated. Two businesses were relocated and two businesses remain on-sited.
	REHABILITATION Owner participation agreement for rehabilitation	1/88	a			26.5	26.5	10.0	0	A	A total of 39 owner participation agreements have been executed in the project area. The rehabilitation of these buildings has been or is being completed.
	SITE CLEARANCE	1/88	a			6.8	6.8	0	0	A	
						Total 45.2	Total 45.2	Total 10.0	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
4.3	Yerba Buena Center (continued)										
	PUBLIC WORKS AND FACILITIES	1/88	a			146.2	146.2	1.7	159.0	A	The Central Blocks DDA requires that the Agency provide certain improvements. The Agency is responsible for construction of these improvements. This requires landscape design for park areas and the cultural component, as well as construction work. The Agency has selected consultants for the design of these improvements and design work is underway.
	SURVEY & PLANNING	1/88	a			3.3	3.3	0	0	A	
								0	0		
	SUBTOTAL					149.5	149.5	1.7	159.0		
						Total 4044.9	Total 4044.9	Total 2159.9	Total 286.4		

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a	b	c	d	e	f	g	h	i	j	k	l
4.4	India Basin Industrial Park CT 231 (78% L/M)										
	Dispositions										
	Bayview Revolving Loan Fund	1/88	a			68.5	68.5	390.0	0	A	Completed development of Bayview Plaza, Mexican Food Products, O'Brien Mechanical, and follow-up on development of Parcel A-6 by Plant Co.
	Legal Services	1/88	a			0	0	4.0	0	A	Parcal F8(a) Wing Lee Electric Laundry. Conveyed on March 5, 1988. Under construction
						Total 68.5	Total 68.5	Total 394.0	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach 94105 CT 0176, 0179, 0607 (84%, 88%, 49% L/M)										
	Acquisition of Real Property/Purchases	1-88	a			54.3	54.3	0	900.0	A	Purchase Agency Commission authorized the purchase of an Assessor Block 3793, Lot 2 in Development Site L through eminent domain proceeding. Agency Commission following required legal procedures.
	Appraisals, Title Search										Title Search & Appraisal Agency completed work on Title Search and appraisals of above site in anticipation of purchase.
	Continue discussion with Cal Trans regarding surplusing and purchase of State properties (Including Sites C-1, C-2 and Embarcadero Blvd.)										Legal action pending, Terminals Equipment vs. the City and County of San Francisco and the Redevelopment Agency, in regards to the re-routing of the Embarcadero Roadway.
	Disposition	1-88	a			668.9	668.9	70.3	75.8	A	
	Site B: (570,000 sq. ft. of commercial/ office and 320 dwellings, including 20% low, 15% moderate and 15% middle income.) Monitor construction, archaeological and affirmative action activities.										Site B: Construction continuing on the two office/housing towers. Agency continuing to monitor construction, housing plan and affirmative action activities. Two residential/office towers to be opened Fall 1989. Rehabilitation of historic Rincon Annex completed.
						Total 723.2	Total 723.2	Total 70.3	Total 975.8		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach (continued)										
	Site C-1: (800-room hotel) Continue negotiations with Cal Trans regarding terms of sale to private developer. (4.5 acre Park and 12,000 sq. ft. restaurant) Agency to work with Department of Public Works.										Site C-1 and C-2 Schedule shows roadway completion in 1990. Currently, there is a lawsuit pending. Discussions initiated with State Cal Trans regarding surplusing of state-owned property.
	Site D: (40,000 sq. ft. commercial/office bldgs.) Request pre-construction drawings and negotiate Owner Participation Agreement. Review and discuss pre-preliminary construction drawings.										Site D: Agency Commission denied developer's appeal to construct over 24 ft. height limit. Agency waiting for new proposal. Property of sale.
	Site E: (15,000 sq. ft. neighborhood commercial and 868 dwellings which include 168 low-income units) Monitor construction, archaeological and affirmative action activities.										Site E: Construction continues on Phase III housing. Phase I and II housing available in May 1988. 250 units are occupied.
	Site F-1: (24,000 sq. ft. commercial space or 24 dwelling units) Agency-owned parcel to be offered for development.										Site F-1: Agency has prepared RFQ to develop site for housing. Action pending proposed ballpark action.
	Site F-2: (27,000 sq. ft. commercial space) Request pre-preliminary development proposal/or acquire site for development.										Site F-2: Capehorn Warehouse purchased by Hilborn Properties. Discussions begun with the Agency.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach (continued)										
	Site G: (242 Dwelling Units & approximately 5,000 sq. ft. of commercial) Review and discuss pre-preliminary development proposal; request pre-construction drawings and draft Owner Participation Agreement.										Site G: Parcel (consisting of two lots owned separately) needs to be aggregated into one development parcel. No activity.
	Site H: (35,000 sq. ft.; rehab. of the two Japan St. warehouses for commercial use) Review, discuss and approve pre-preliminary development proposal. Request pre-construction drawings and draft Owner Participation Agreement.										Site H: No activity. Owner/Developer has failed to participate.
	Site I-1: (200,000 sq. ft. commercial/office space; Oriental Warehouse and a new office building) Review and approve pre-preliminary construction drawings; execute Owner Participation Agreement; request final construction drawings; purchase or force aggregation of Lot 12.										Site I-1: Reliance Development Group is negotiating with the Agency in the preparation of development proposals. Includes the Oriental Warehouse, Lot 12 and Site I-3 (Lot 20).
	Site I-2: (414 Dwelling Units including 120 dwellings for low income and 7,000 sq. ft. commercial) Request final construction drawings; review, discuss and approve construction drawings.										Site I-2: Construction continuing. 414 units available, with 175 occupied.
	Site I-3: (127 Dwelling Units) Review, discuss and approve a pre-preliminary development proposal. Request pre-construction drawings and draft Owner Participation Agreement.										Site I-3: Gallo Salame Co. sold Lot 20 to Reliance Development Group, who is proposing to increase the number of units to be developed to 400.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach (continued)										
	Site J: (177 Dwelling Units and 60,000 sq. ft. of neighborhood commercial) Start construction; monitor archaeology and affirmative action activities.										Site J: Construction underway.
	Site K: (127 low/mod. Dwelling Units) Request, review, and approve pre-preliminary development proposal. Request pre-construction drawings and draft Development Sublease Lease.										Site K: Request for Qualifications have been distributed to low-income Housing Development Corporations. Proposals received May 6, 1988. Further action pending proposed ballpark proposal.
	Site L: (235 Housing Units and 5,000 sq. ft. commercial) Approved pre-preliminary proposal completed. Meet with prospective new developer of sit to determine development concept.										Site L: Negotiations stalled; Agency Commission in eminent domain proceedings on Lot 2, a part of Site L.
	Legal Division: On-going legal services, as required for special consultations and in the event of litigation.										On-going legal services required in regards to the relocation of Port tenants on property leased from the Port; legal counsel necessary regarding eminent domain proceedings.
	Community Services Division: Pro-rate share of Agency costs for property; as-needed on-going and trash and debris collection and miscellaneous and maintenance and repair.										On-going services for Agency-owned parcels.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach (continued) Architecture Division: Urban and Architectural design evaluation of development proposals.										Emphasis is on the South Beach streets and public plazas, Pier 40, and monitoring of construction activities in the housing sites under construction.
	Development Division: Economic evaluation of development proposals; undertake property disposition activities; administer option to lease arrangements regarding sites under Port jurisdiction; market acquired private sites; continue discussions with Cal Trans regarding surplusing of State properties.										Development: - Began analysis of responses to RFQ for Site K. - Draft RFQ prepared for Site F (billboard site). - Completed development work associated with eminent domain action associated with Site L.
	Project Management: Plan, lead, organize, obtain staff and consultants, implement and control a wide variety of administrative, technical and informational activities.										On-going work program: Program — Quantity Housing — 2,500 DU's Commercial/ Retail — 1,000,000 sq. ft. Local Streets — 6,500 linear ft. Embarcadero Roadway — 5,200 linear ft. Hotel — 800 rooms New Parks — 10 acres Pier 40 — 65,000 sq. ft. commercial, 400 parking spaces
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach (continued)										
	III. Public Works and Facilities Improvements	1-88	a			398.2	398.2	484.9	3163.5	A	
	A. Master Plans: Embarcadero Blvd., other streets, utilities, Rincon Point park and rail consolidation.										
	1. I-280 Transfer Concept Study (Cal-Trans, MTC & City): Continued on-going liaison with City staff; assist in process for approval, coordination and funding of I-280 transfer projects.										1. On-going liaison with City staff continued throughout 1988.
	2. Rincon Point Sub Area: Complete Master Plan for Embarcadero Blvd., (including segment from Harrison to Brannan), other streets, utilities, and Rincon Point Park.										2. Same as above.
	3. South Beach Sub Area: Complete Master Plan for Embarcadero Blvd., other streets, utilities.										3. Agency Commission founded a district, levied a special tax and received Board of Supervisors' approval to issue special Tax Bonds to finance public infrastructure improvements in South Beach. Work currently underway on streets, curbs, sidewalks and undergrounding of utilities.
	4. Rail Consolidation: Complete final Master Plans for rail systems and complete agreements with owners and users for removal and relocation of tracks.										4. Department of Public Works has lead. Agency continuing liaison.
						Total 398.2	Total 398.2	Total 484.9	Total 3163.5		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach (continued)										
	Public Works and Facilities Improvements (cont'd.)										
	B. Design and Construction										Infrastructure Improvements
	1. Embarcadero Boulevard: Prepare construction drawings and contract documents; obtain construction funds from I-280 Transfer Program or other sources.										1. Agency continuing liaison with Department of Public Works.
	2. Rincon Point Streets and Utilities: Prepare construction drawings and contract documents.										2. Program to be included in budget of Department of Public Works.
	3. South Beach Streets and Utilities: Begin preparation of construction drawings and construction documents; obtain construction funds and start construction as appropriate.										3. Assessment District formed for street, utility and park construction. Construction began in 1988.
	4. Soil Engineering & Technical Services										4. No activity.
	C. Boat Harbor and Park										
	1. Phase I: Complete 1st stage on-shore improvements; monitor construction and affirmative action activities.										Phase I: Contract I: 700-boat harbor completed in November 1986. 78% occupied. Contract II: Construction of on-shore facilities complete. Contract IIA - Harbor Amenities: Design finished; contract out to bid.
						Total	Total	Total	Total		

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a	b	c	d	e	f	g	h	i	j	k	l
4.5	Rincon Point - South Beach (continued)										
	Public Works and Facilities Improvements (cont'd.)										
											Contract IIB - Pier 42 Bulkhead Bldg.: Pending economic evaluation.
											Contract IIC - Clear Mooring Piles: Contract to clear mooring piles completed.
	2. Phase II - Pier 40 Development and Park: Complete design development; complete working drawings; prepare relocation facility for Pier 40 tenants; begin renovation of Pier 40 and shed.										Phase II
											Contract 3 - Pier 36 Repair: Agency preparing relocation facility for Pier 40 tenant.
											Pier 40: Agency analyzing land use changes. Preliminary work completed on possible hotel on Pier 40.
	IV. Clearance										
	1. South Beach Harbor: Prepare relocation facility for Pier 40 tenant.										Port signed lease agreement with Pier 40 tenant to move to Pier 36 replacement facility. Agency working to provide new shed for Pier 36 relocation.
	2. Rail Consolidation (Heavy Rail): Complete final Master Plans for rail system and complete agreements with owners and users for removal and relocation of tracks.										Pending decision by the City regarding I-280 Transfer Concept program.
						Total	Total	Total	Total		

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4.5	Rincon Point - South Beach (continued)										
	V. Relocation	1-88	a			81.5	81.5	0	1021.8	A,G	Relocation 1 businesses added on work- load. 1 businesses vacated. 5 businesses remain on workload.
	VI. Rehabilitation: On-going services as needed regarding building code violations; on-going services as needed.	1-88	a			51.3	51.3	0	2.0	A	Rehabilitation Completed Pier 42 bulkhead building analysis to evaluate rehabilitation vs. demolition.
	VIII. Comprehensive Planning Planning: On-going administration and reporting on historic preservation in accordance with the "Memorandum of Agreement" provisions.	1-88	a			12.1	12.1	111.8	97.0	A	Major work conducted on development Site E (Bayside Village Apartments) in regards to Archaeological excavation of the site.
	SUBTOTAL					144.9	144.9	111.8	1120.8		
						Total 1266.3	Total 1266.3	Total 667.0	Total 5260.1		

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a	b	c	d	e	f	g	h	i	j	k	l
5	Relocation										
	Central Relocation Services 939 Ellis Street San Francisco, CA 94109 Service and assistance to eligible households	1/88		r		317.4	317.4	0	0	A	Administer 17 relocation payments under the local Special Temporary Rent Assistance Program (STRAP). Carried forward 160 households from 1987 workload and took in 556 referrals from Department of Public Works and Public Health, Mayor's Office and the American Red Cross, of which 580 received counseling and rehousing assistance. There were 136 households carried forward into 1989 and who are receiving continued assistance. 64 inspections were made on replacement housing units.
	Payments and benefits to households displaced by code enforcement activities in Rehabilitation Assistance Program (RAP) areas [102-12]	1/86	c			0	0	36.4	0	A	No activity during 1988.
						Total 317.4	Total 317.4	Total 36.4	Total 0		

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Community Devopment
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OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

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a	b	c	d	e	f	g	h	i	j	k	l
6	REHABILITATION										
6.1	SINGLE FAMILY RESIDENTIAL										
	COMMUNITY HOUSING REHABILITATION PROGRAM [103-30] Deferred and amortized loans benefitting low-income single family homeowners.	1/88	h			223.3	223.3	0	62.2	A,D	Lump-sum drawdown. A description of loans provided below.
	BERNAL HEIGHTS COMMUNITY FOUNDATION 515 Cortland Ave. 94110 CT 0252 [105-45] Assist residents in preparing loan documents and monitoring rehabilitation work. Complete 10 structures.	2/88	h			81.0	81.0	0	1.6	A,D	Completed 2 structures for a total of 4 units 100% occupied by L/M.
	HOUSING CONSERVATION AND DEVELOPMENT CORPORATION 1637 Ocean Ave. 94112 CT 0312 [105-34] Assist residents in preparing loan documents and monitoring rehabilitation work. Complete 24 structures.	2/88	h			147.5	147.5	12.3	0	A,D	Completed 10 single family structures 100% occupied by L/M.
						Total 451.8	Total 451.8	Total 12.3	Total 63.8		

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a	b	c	d	e	f	g	h	i	j	k	l
6.1	SINGLE FAMILY RESIDENTIAL (cont.)										
	OCEAN AVE. REHAB. LOAN RESERVE Ocean Ave. By Serra Blvd & Ashton 94112 CT 312 [105-34] Loans for the rehabilitation of commercial store-front properties.	3/78	H			0	0	66.7	0	A,D	Residential Rehab. loan program with 11 loans totalling $66,650 are still in Wells Fargo as leverage.
	UCB-CDC POTRERO HILL 1663 Mission Street 94102 CT [105-53] Provide housing-related services to the residents of the Potrero Hill neighborhood.	8/87	H			12.9	12.9	63.5	0	A,D	Agency marketed CHRP Program in Potrero Hill neighborhood.
	SUBTOTAL					12.9	12.9	130.2	0		
						Total 464.7	Total 464.7	Total 142.5	Total 63.8		

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a	b	c	d	e	f	g	h	i	j	k	l
6.2	MULTI-FAMILY RESIDENTIAL										
	COMMUNITY HOUSING REHABILITATION PROGRAM [103-30] Deferred & amortized loans benefiting L/M income households: Chinatown, North Beach, Mission, Central City, Potrero, Hayes Valley, Bernal Heights, Bayview/Hunters Point, Oceanview.	1/83	h			2208.5	2208.5	211.7	70.8	A,D	Lump sum drawdown of funds to Tokai Bank; a description of loans provided below.
	MISSION HOUSING DEVELOPMENT CORP. 2111 Mission Street 94110 Ct 0208 [105-31] Assist property owners with rehabilitation loans. Close 3 loans with 12 dwelling units. Complete construction on 12 units.	2/87	h			371.7	371.7	0	0	A,D	Completed 1 structure with two dwelling units - both occupied by L/M households.
	16Th STREET FACADE REHABILITATION LOAN PROGRAM. 16th St. between Guerrero & Harrison 94103 & 94110 CT 0201 & 0202 Funds reserved to secure existing loans for building improvements along 16th Street.	4/79	h			2.3	2.3	31.5	0	A,D	No new loans made in 1988.
	Maria Alicia Apts. 16th & Valencia Sts 94110 CT 0201 [203-13] 20 units to be constructed. 16 units will be set aside for L/M families.	4/84	h			440.1	440.1	0	0	A,D	20 units under construction, 80% L/M units. To be completed 6/89. Total cost: $4,015,793, CDBG share: $894,100.
						Total 3022.6	Total 3022.6	Total 243.2	Total 70.8		

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a	b	c	d	e	f	g	h	i	j	k	l
6.2	MULTI-FAMILY RESIDENTIAL (cont.)										
	3330 Army Street Project 3330 Army St. 94110 CT 0201 [203-14] 28 units of housing, all units will be for L/M families.	2/88	h			220	220	0	0	A,D	Site acquired and project design underway. 20 units projected to be completed in 1990. Estimated total cost: $4,000,000; CDBG share: $220,000.
	CHINESE COMMUNITY HOUSING CORP. 615 Grant St. CT 0115 [105-38] [407-57] [501-43] Assist property owners in the preparation of loan documents and the monitoring of rehabilitation work.	2/88	h			184.6	184.6	72.4	0	A,D	No units rehabilitated in 1988.
	Most Holy Redeemer [230-15] 113 Diamond St. Construction of 20 units of L/M income housing.	1/88	h			496.3	496.3	0	0	A,D	Construction completed on 20 units (all L/M). Total cost: $1,677,808; CDBG share: $496,000.
	HOUSING DEVELOPMENT AND NEIGHBORHOOD PRESERVATION CORPORATION 648 Mission St. 94105 CT 176.02 [105-46] Rehab HDC-owned buildings.	2/88	h			114.8	114.8	11.6	0	A,D	Continued work on HDC owned buildings. None completed.
						Total 1015.7	Total 1015.7	Total 84.0	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
6.2	MULTI-FAMILY RESIDENTIAL (cont.)										
	CARMELITA APARTMENTS 379-399 Valencia St. CT [203-42] Acquisition for rehabilitation of building with 36 dwelling unit.	10/87	h			618.6	618.6	0	0	A,D	Loan to be funded in 1989.
	PRIDE FOUNDATION 890 Hayes Street 94117 CT 0167 [105-50]	1/84	h			0	0	133.2	0	B,D	Property sold. Proceeds returned to Site Acquisition Pool.
	TENDERLOIN NEIGHBORHOOD DEVELOPMENT CORP. 230 Hyde St. 94102 CT 124 [105-52] Complete rehab. on HDC-owned buildings.	2/88	h			155.8	155.8	15	.8	A,D	No units completed in 1988.
	Coleridge Apartments 3333 Mission St. 94110 [203-28] Develop 49 units of senior housing for L/M seniors.	2/88	h			240	240	0	0	A,D	49 units of senior housing under construction. To be completed 6/89. All units to be L/M. Total cost: $5,167,174; CDBG share: $1,253,998.
	FRANCISCAN TOWERS, 217 Eddy Street 94102 CT 125 [203-12] Acquisition for rehabilitation of building with 105 dwelling units.	11/87	h			53.3	53.3	0	0	A,D	Rehab loan to be funded in 1989.
						Total 1067.7	Total 1067.7	Total 148.2	Total 0.8		

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a	b	c	d	e	f	g	h	i	j	k	l
6.2	MULTI-FAMILY RESIDENTIAL (cont.)										
	Haight Street Project, 398 Haight ST. 94117 CT 167 [203-91] Transfer property from subrecipient owner in bankruptcy.	6/87	h			262.8	262.8	0	0	A,D	Property transferred back to City & will be transferred to Tenderloin Neigh. Dev. Corp. for development.
	ASIAN, Inc. 1670 Pine St. 94109 CT 0151 [105-39] [501-43] Agency to rehab 58 units of housing for L/M families.	2/88	h			190.2	190.2	11	.4	A,D	Rehab of 29 units completed in 1988. Construction on 38 units still in progress.
	220 Pierce Street, 94117 CT 0167 [203-83] To transfer property from sub-recipient owner in bankruptcy.	11/87	h			64.0	64.0	0	0		Property transferred back to City & will be transferred to Tenderloin Neigh. Dev. Corp.
	SUBTOTAL (page 88)					517.0	517.0	11.0	0.4		
	SUBTOTAL 6.2 MUL-FAM. RESIDENT.					5622.9	5622.9	486.4	72.0		
						Total 6087.6	Total 6087.6	Total 628.9	Total 135.8		

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a	b	c	d	e	f	g	h	i	j	k	l
7	CODE ENFORCEMENT										No activity planned in 1988.
	Residential Rehabilitation Assistance Program (RAP) CT 0125, 0171, 0452	1/85	c			0	0	0	0	B, G	Balance transferred to contingency.
						Total 0	Total 0	Total 0	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
8	HISTORIC PRESERVATION										
	San Francisco Architectural Heritage Loan Pool [307-31] Program funds to leverage bank funds for rehabilitation loans. Remaining funds sufficient to rehabilitate one unit. More loans will be made as additional funds accumulate.	2/77				0	0	197.0	0	A,	No additional loans closed, 18 loans remain outstanding from prior years. No loans were repaid during 1988.
						Total 0	Total 0	Total 197.0	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECONOMIC DEVELOPMENT ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES Mayor's Office of Business and Economic Development, 100 Larkin St. 94102 CT 0124										
	IDA Revolving Loan Fund [402-31] Local share balance of funds for business loans.	2/88	j			0.0	0.0	0.0	399.6		Reserve of funds for business loans, $274,643.76 in bank account and $124.945 in program set aside.
	ASIAN, INC. [405-32] 1670 Pine Street 94109 CT 0151 Provide special economic development assistance to private for profit entities:	2/88	j			285.2	285.2	0	0	A,D	Closed 10 loans during 1988.
	1. L & K Debris Box Services, Inc. 801 Palou St. 94124 Loan to assist with relocation. 3 L/M jobs to be created, 19 L/M jobs to be retained.	6/88	j								Business relocated. 10 L/M jobs created & filled. 19 L/M jobs retained.
	2. Hoa An Jewelry 728 Jackson St. 94133 Loan for working capital. 2 L/M jobs to be created, 4 L/M jobs to be retained.	2/88	j								Working capital provided. 2 L/M jobs created & filled. 4 jobs retained (3 L/M).
						Total 285.2	Total 285.2	Total 0.0	Total 399.6		

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a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES										
	ASIAN, INC. (cont.)										
	3. Irving Cleaners & Laundry 1356 Irving St. 94122 Loan for equipment purchase. 1 L/M job to be created, 3 L/M jobs to be retained.	4/88	j								Equipment purchased. 1 L/M job created & filled. 3 jobs retained (2 L/M).
	4. K.K. Chan Corp. dba Ocean Village Restaurant; 655 Folsom St. 94107 Loan to purchase equipment and for leasehold improvements. 38 L/M jobs to be created.	5/88	j								Equipment purchased and improvements made. 25 FT & 7 PT L/M jobs created and filled.
	5. Post St. Auto Exchange 798 S. Van Ness 94110 Loan to purchase inventory. 1 L/M job to be created, 3 L/M jobs to be retained.	5/88	j								Inventory expanded. 1 L/M job created & filled. 2 jobs retained (1 L/M).
	6. Ideal Printing, Inc. 5070 Mission St. 94112 Loan for working capital & equipment purchase. 2 L/M jobs to be created, 10 L/M jobs to be retained.	7/88	j								Equipment purchased. 2 L/M jobs created & filled. 10 jobs retained (9 L/M).
						Total 0.0	Total 0.0	Total 0.0	Total 0.0		

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a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES										
	ASIAN, Inc. (cont.)										
	7. Fung Wong Bakery & Restaurant 2943 Mission St. 94110 Loan for equipment purchase & leasehold improvements. 1 L/M job to be created, 6 L/M jobs to be retained.	7/88	j								Equipment purchased and improvements made. One L/M job created and filled. 6 retained (5 L/M).
	8. Perfect Stitch Co. 2565 Third Street 94107 Loan for working capital. 3 L/M jobs to be created, 16 L/M jobs to be retained.	8/88	j								No jobs created; the company is in default and in legal proceedings.
	9. Omega Printing Co. 665 Third Street 94107 Loan for working capital. 1 L/M job to be created, 2 L/M jobs to be retained.	8/88	j								Working capital improved. 2 L/M jobs created & filled. 2 retained (1 L/M).
	10. Versatile of San Francisco 2425 Third Street 94107 Loan for working capital. 15 L/M jobs to be created, 45 L/M jobs to be retained.	9/88	j								Working capital provided. 14 L/M jobs created & filled. 45 L/M jobs retained.
						Total 0.0	Total 0.0	Total 0.0	Total 0.0		

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a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES										
	Mission Economic Development Assc. 987 Valencia Street 94109 CT 0208 [405-34] Provide special economic development assistance to private-for-profit entities:	2/88	j			194.9	194.9	19.3	0	A,D	Closed 10 loans during 1988.
	1. Copy Graphics 654 California St. 94104 Loan for equipment purchase. 1 L/M job to be created, 1.5 L/M jobs to be retained.	1/88	j								Equipment purchased but company encountered problems, no hires in 1988.
	2. Auto Motion 185 Bayshore Blvd. 94110 Loan for relocation and expansion. 2 L/M jobs to be created, 1 L/M job to be retained.	7/88	j			34.0	34.0	0	0	A,D	Business relocated and expanded. 1 L/M job created & filled. 1 job retained.
	3. Esparza's Jewelry 2471 Mission St. 94110 Loan for expansion, lease deposit, equip., furniture, working capital. 3 L/M jobs to be created, 3 L/M jobs to be retained.	9/88	j								Business expanded but no additional hiring in 1988.
						Total 228.9	Total 228.9	Total 19.3	Total 0.0		

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a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES										
	Mission Economic Dev. Assoc. (cont.)										
	4. Center Hardware 999 Mariposa Street 94107 Loan for new site expansion, working capital & equipment. 5 L/M jobs to be created, 12 L/M jobs to be retained.	12/88	j							B,D	Site expanded & equipment purchased. 4 L/M jobs created & filled. 14 L/M jobs retained.
	5. Pet Express, Inc. Hunters Point Bldg. #707 94124 Loan for completion of new boarding kennel facility. 5 L/M jobs to be created, 14 L/M jobs to be retained.	12/88	j			35.0	35.0	0	0	B,D	New kennel completed. 3 L/M jobs created & filled. 14 L/M jobs retained.
	6. Hjermstant & Assoc. 725 Second Street 941 Loan for relocating to MJB Building & building improvements. 2 L/M jobs to be created, 1 L/M job to be retained.	2/88	j								Business relocated and in operations. 1 L/M job created & filled. 4 jobs retained (3 L/M).
	7. Lonnie Jensen & Co. 1350B 25th St. 94107 Loan to relocate into larger facility, purchase of honing machine. 2 L/M jobs to be created.	9/88	j			15.0	15.0	0	0	B,D	Machine purchased and move completed. 1 L/M job created & filled.
						Total 50.0	Total 50.0	Total 0	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES										
	Mission Economic Dev. Assoc. (Cont.)										
	8. Action Janitorial 235 Bemis St. 94131 Loan for equipment purchase and working capital. 9 L/M jobs to be created, 6 L/M jobs retained.	10/88	j			15.0	15.0	0	0	B,D	Equipment purchased. 1 L/M job created & filled. 6 jobs retained.
	9. Knight's Catering 550 Alabama St. 94110 Loan for relocation and leasehold improvements. 12 L/M jobs to be created, 53 L/M jobs retained.	2/88	j			50.0	50.0	0	0	B,D	Relocated and improvements made. 8 L/M jobs created & filled. 53 L/M jobs retained (26 part-time).
	10. Osprey Seafood Co. 642 Cole St. 94117 Loan for leasehold improvements. 4 L/M jobs to be created, 3 L/M jobs retained.	2/88	j			10.0	10.0	0	0	B,D	Improvements made. No new hires during 1988.
	Urban Economic Development Corp. 1426 Fillmore Street, Suite 205 94117 CT 159 Provided special economic development assistance to private-for-profit entities:	2/88	j			244.2	244.2	2.9	0	A,D	Five loans closed in 1988.
						Total 319.2	Total 319.2	Total 2.9	Total 0		

Retain this record for 3 years
Previous editions are obsolete

form HUD-4949.2 (4-88)
ref. 24 CFR part 570 and handbook 6510.2

Grantee Performance Report
Activity Summary

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Mod	Slum/Blight	Urgent Need	CDBG Amount: Expended This Reporting Period	CDBG Amount: Total Expended to Date	CDBG Amount: Unliquidated Obligations	CDBG Amount: Unobligated Balance	Activity Codes	Accomplishments/Status
a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES										
	Urban Economic Development Corp. (Cont.)										
	1. Pace Studios 665 Third Street 94107 Loan for relocating to print center. 1 L/M job to be retained.	9/88	j			17.0	17.0	0	0	B,D	Relocated to print center. No jobs created in 1988.
	2. Grocers Wholesale, Inc. 600 Minnesota St. 941 Loan to purchase business from existing owner. 17 L/M jobs to be retained.	5/88	j			50.0	50.0	0	0	B,D	Business purchased. Six L/M jobs retained.
	3. Julie D. Holcomb, Printer 665 Third St. 4th Fl. 94107 Loan for relocation to printing center & for leasehold improvements & working capital. 1.5 L/M jobs to be created.	11/88	j			9.5	9.5	0	0	B,D	Relocated and improvements made. 1.5 L/M jobs created and filled.
	4. Gwen Mazer Collection, Ltd. 60 Maiden Lane 941 Start-up loan for speciality shop, equipment & working capital. 5 L/M jobs to be created.	6/88	j								Shop opened, equipment purchased. 3 PT L/M jobs created and filled.
						Total 76.5	Total 76.5	Total 0	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
9	DIRECT ECON. DEV. ASSISTANCE TO PRIVATE FOR PROFIT ENTITIES										
	Urban Economic Development Corp. (Cont.)										
	5. Hick's Meats 1710 Oakdale Ave. 941 Loan to re-open retail meat business & purchase equipment. 3 L/M jobs to be created.	2/88	j								Business opened, equipment purchased. 4 L/M jobs created and filled.
	SUBTOTAL					0.0	0.0	0.0	0.0		
						Total 959.8	Total 959.8	Total 22.2	Total 399.6		

Retain this record for 3 years
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form HUD-4949.2 (4-88)
ref 24 CFR part 570 and handbook 6510.2

NARRATIVE FOR JOB CREATION/RETENTION ACTIVITIES

Special Economic Development Assistance to Private For-Profit Entities.

Mayor's Office of Business and Economic Development (MOBED); ASIAN, INC.; Mission Economic Development Association (MEDA); and the Urban Economic Development Corporation (UEDC) provided financial and technical assistance to businesses needing such assistance in order to locate and remain in San Francisco, where a majority of the jobs to be created by the business/ creation expansion will be available to low and moderate income persons.

The following steps have been taken by the City to ensure that the Small Business Concern (SBC) assisted will meet their obligations in providing jobs:

- The SBC assisted agrees as part of the loan package to complete and sign the Employment Plan/Employment Profile. The Employment Plan confirms jobs to be created and hire dates, revised data as needed, discuss training needs and/or recruitment and screening procedures. Signing the form means the SBC agrees to use the City's employment and training system (the Private Industry Council (PIC) which administers the Job Training Partnership Act (JTPA) program) as First Source in recruiting and hiring for the new positions being created.

- The SBC understands and agrees that after the loan is closed a follow-up report is required on a semi-annual basis for a period of two years; hence, indicating the new jobs created since the loan closing date. The SBC agrees to permit on-site verification by the City.

- The City sends a reporting letter and Employment Profile to loan clients, applicable as to closing date, either March or September for a period of two years. A response deadline is stated and if the SBC fails to respond after the second letter, a third letter is sent to non-respondents. This letter states that their next loan statement will include a penalty of 15% as indicated in the loan agreement.

- If the SBC responds and has not reached job creation goals, a regulation letter is sent setting forth PIC's program to arrange benefit from the reimbursements available by hiring through the employment and training system.

- If the SBC responds and has been successful in meeting its employment commitment a "thank you" letter is sent commending their efforts.

- The City has included monitoring of jobs created in its CDBG Monitoring Plan.

A. Loans provided through ASIAN, Inc.:

1. L&K Debris Box Service
Assistance to SBC was projected to create 3 jobs and retain another 19 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Sorter	3	

For job retention:

Job Description	Available to L/M	Other
Driver	7	
Mechanic	4	
Yard Worker	8	

SBC reported ten L/M jobs were created. The remaining jobs were retained.

2. Hoa An Jewelry
Assistance to SBC was projected to create 2 jobs and retain another 4 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Repair/Craftsman	2	

For job retention:

Job Description	Available to L/M	Other
Manager		1
Assistant Manager	1	
Salespersons	2	

SBC reported that the two jobs to be created have been filled by L/M persons. Four jobs have been retained (3 filled by L/M).

3. Irving Cleaners & Laundry
Assistance to SBC was projected to create 1 and retain 3 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Laundry worker	1	

For job retention:

Job Description	Available to L/M	Other
Manager/Owner		1
Laundry Workers	2	

SBC reported that the one laundry worker position has been filled by a L/M person. The remaining jobs have been retained.

4. Ocean Village Restaurant
Assistance to SBC was projected to create 38 low/mod jobs. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Manager	2	
Chef	2	
Assistant Chef	6	
Kitchen Helper	12	
Dishwasher	2	(1 FT and 1 PT)
Waiter/Waitresses	10	(4 FT and 6 PT)
Bartender	2	
Hostess/Counter person	5	

SBC reported that 32 jobs have been created and filled by L/M persons One manager position, 4 assistant chef, 3 counter person, and 2 bartender positions have not been created yet. Twenty-five of the jobs are full-time, the remaining seven are part-time.

5. Post St. Auto Exchange, Inc.
Assistance to SBC was projected to create 1 and retain 2 low/mod income jobs. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Salesperson	1	

For job retention:

Job Description	Available to L/M	Other
Manager		1
Salesperson	1	

6. Ideal Printing, Inc.
Assistance to SBC was projected to create 2 and retain 10 low/mod income jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Printer	2	

To be retained:

Job Description	Available to L/M	Other
Manager		1
Typesetter	1	
Receptionist	1	
Graphic Designer	1	
Printer	6	

SBC reported that both of the L/M jobs to be created have been created and filled. The remaining jobs have been retained.

7. Fung Wong Bakery & Restaurant
Assistance to SBC was projected to create 1 and retain 6 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Deliveryperson	1	

For job retention:

Job Description	Available to L/M	Other
Manager		1
Cook	2	
Waiter	2	
Kitchen helper/Dishwasher	1	

SBC reported that the one L/M job was created and filled. The remaining jobs have been retained.

8. Perfect Stitch Company
Assistance to SBC was projected to create 3 and retain 16 jobs for low/mod income persons. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Sewing worker	3	

The company is reported to be in legal proceedings for default. None of the three jobs to be created were created.

9. Omega Printing
Assistance to SBC was projected to create 1 and retain 2 low/mod income jobs. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Printer	2	

To be retained:

Job Description	Available to L/M	Other
Manager/Printer		1
Printer	1	

SBC reported that two printer positions were created and filled by L/M persons.

10. Versatile of S.F.
Assistance to SBC was projected to create 15 and retain 45 low/mod income jobs. The City considered the following information supplied by the SBC:

For job creation:

Job Description	Available to L/M	Other
Sewing machine operator	15	

To be retained:

Job Description	Available to L/M	Other
Sewing machine operator	29	
Finishing operator	12	
Foreman	2	
Office Administrator (part-time)	2	

SBC reported that 14 sewing machine operator jobs were created and filled by L/M persons. The remaining jobs have been retained.

B. Loans provided through Mission Economic Development Assn. (MEDA).

1. Copy Graphics
Assistance to SBC was projected to create 1 and retain 1.5 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Copy clerk	1	

To be retained:

Job Description	Available to L/M	Other
Manager/Printer	1	
Copy Clerk (part-time)	1	

SBC reported that no jobs have been created yet. The business has encountered some problems and made be sold.

2. Auto Motion
Assistance to SBC was projected to create 2 and retain 1 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Tire Changer	2	

To be retained:

Job Description	Available to L/M	Other
Manager	1	

SBC reported that one tire changer job had been created and filled by L/M person.

3. Esparza's Jewelry
Assistance to SBC was projected to create 3 and retain 3 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Jewler	3	

To be retained:

Job Description	Available to L/M	Other
Jewler	2	
Store Manager	1	

SBC reported that no jobs were created during 1988.

4. Center Hardware
Assistance to SBC was projected to create 5 and retain 12 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Clerk	3	
Outside Salesperson	1	
Janitor	1	

To be retained:

Job Description	Available to L/M	Other
Buyer	2	
Outside Salesperson	1	
Clerk	9	

SBC reported that all jobs to be created, with the exception of one clerk position, have been created and filled by L/M persons The remaining jobs have been retained.

5. Pet Express

Assistance to SBC was projected to create 5 and retain 14 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Kennel Worker	3	
Groomer	2	

SBC reported that two Kennel worker and one groomer positions had been created and filled by L/M persons.

6. Hjermstad & Associates
Assistance to SBC was projected to create 2 and retain 1 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Sales/Graphic Artist Asst.	1	

To be retained:

Job Description	Available to L/M	Other
Graphic Artist (part-time)	2	
Art Director		1
Graphic Artist, Production	1	

SBC reported that the one job had been created and filled by a L/M person. The remaining jobs have been retained.

7. Lonnie Jensen
Assistance to SBC was projected to create 2 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Driver	1	
Machinist	1	

SBC reported that the Machinist job had been created and filled by a L/M person. The other job had not been created yet.

8. Action Janitorial
Assistance to SBC was projected to create 9 and retain 6 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Floor technician	6	
Janitor	2	
Bookkeeper	1	

To be retained:

Job Description	Available to L/M	Other
Operations Manager	1	
Administrative Manager	1	
Janitor	3	
Floor technician	1	

SBC reported that only one Floor technician job had been created and filled by a L/M person. the remaining jobs had been retained.

9. Knight's Catering

Assistance to SBC was projected to create 12 and retain 24 low/mod job. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Waiter (part-time)	20	
Parking Attendant (part-time)	2	
Catering Coordinator (full time)	1	

To be retained:

Job Description	Available to L/M	Other
Bus person	2	
Cashier	1	
Bartender (part-time)	8	
Waiter (part-time)	26	
Catering Coordinator	2	
Sandwich maker	2	

SBC reported that eight waiter, two bartender, and one catering coordinator jobs have been created and filled by L/M persons. The remaining jobs have been retained.

10. Osprey Seafood Company

Assistance to SBC was projected to create 4 and retain 3 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Driver (full-time)	2	
Driver (part-time)	2	

To be retained:

Job Description	Available to L/M	Other
Driver	2	
Office worker	1	

SBC reported that the existing jobs have been retained but that the new job will not be filled until May of 1989.

C. Loans provided through Urban Economic Development Corp. (UEDC).

1. Pace Studios
Assistance to SBC was projected to retain 1 low/mod job. The City considered the following information supplied by the SBC:

To be retained:

Job Description	Available to L/M	Other
Studio Assistant	1	
Art Director		1
Creative Director		1

SBC reports that the two director positions have been retained.

2. Grocers Wholesale Co.
Assistance to SBC was projected to retain 17 low/mod jobs. The City considered the following information supplied by the SBC:

To be retained:

Job Description	Available to L/M	Other
Office clerk	2	
Warehouse person	2	
Driver	2	

SBC reports that all six L/M jobs have been retained.

3. Julie Holcomb, Printer
Assistance to SBC was projected to create 1.5 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Printer (full-time)	1	
Printer (part-time)	1	

SBC reported that both positions have been created and filled by L/M persons.

4. Gwen Mazer Collection
Assistance to SBC was projected to create 2 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Accessory Consultant	2	

SBC reported that 3 part-time Accessory Consultant positions had been created and filled by L/M persons, and one additional Inventory Assistant job had been created and filled by a L/M person.

5. Hick's Meats
Assistance to SBC was projected to create 3 low/mod jobs. The City considered the following information supplied by the SBC:

To be created:

Job Description	Available to L/M	Other
Driver	1	
Butcher/Sausage maker	1	
Janitor	1	

SBC reported that company created four Meat Salesperson positions and filled them with L/M persons. The other jobs have not been created yet.

SUPPORTING NARRATIVE

The following steps are undertaken to ensure that businesses assisted will meet their obligations in providing jobs of which a principal number benefit low and moderate persons.

The collection of data is submitted monthly as follows by the Neighborhood Economic Development Corporations to the Mayor's Office of Business and Economic Development (MOBED):

1. Intake Report
2. Existing Loans in Process
3. New Loans in Process
4. Loans Submitted
5. Loans Approved
6. Loan Profile (Completed upon approval and disbursement/closing of a loan)
7. Loans Disbursed/Closed
8. Monthly Narrative Report
9. Quarterly Narrative Report

The above data is then tracked and compiled monthly on these listed forms:

1. Monthly Loan Summary:
   I. Loan Activity Summary
   II. Loans Closed Summary
2. Small Business Loan Status Report, cumulative listing
3. Loan Profiles for Approved and Closed

At the close of the program year a performance review is completed listing the following:

1. Annual Work Program Components
2. Contract goals
3. Results
4. Performance percentage

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U.S. Department of Housing and Urban Development
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a	b	c	d	e	f	g	h	i	j	k	l
10	SPECIAL ACTIVITIES										
10.1	Nonprofit Corp. Businesses for Greater Self-Sufficiency (NBGS)										
	Northeast Comm. Federal Credit Union 17 Walter Lum Place 94108 CT 0114 [405-46] Small business effort to promote self-sufficiency, retain jobs, and earn revenues of $216,000.	1/88	j			17.5	17.5	13.1	0	B,D	One L/M job retained and $249,609 in revenues earned. Business self sufficient.
	Morrisania West, 914 Divisadero, 94124 914 Divisadero, 94124 CT 158 [406-25] Recycling business effort to promote self-sufficiency, hire 9 at-risk youth, and earn revenues of $100,000.	1/88	j			76.5	76.5	0	0	A,D	Nine youths hired and $35,148 in revenues earned.
	Chinatown Resources Development Corp. 655 Geary St. 94102 CT 0123 [406-23] Mail management business effort to earn $225,000 and retain 4 jobs for low/mod. persons.	1/88	j			49.0	49.0	0	0	B,D	Four LM jobs retained and $175,000 earned. Business is self-sufficient.
	Japanese Com. Youth Council 2016 Pine St. 94115 CT 152 [406-24] Produce distribution business effort creating 2.5 jobs and generating $136,388 in revenues.	1/88	j			74.8	74.8	1.8	0	A,D	Created 2.5 FTE jobs and earned $115,370.
						Total 217.8	Total 217.8	Total 14.9	Total 0		

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a	b	c	d	e	f	g	h	i	j	k	l
10.1	NBGS continued.										
	Multi-Service Center for Koreans 1362 Post St. 94109 CT 151 [406-28] Mail management and cultural seminar business retaining 3 jobs and generating $30,000 in revenues.	1/88	j			81.5	81.5	0	8.3	A,D	$33,238 in revenues earned and 3 L/M job retained, 1 additional created.
	Center for SE Asian Refugee Resettlement, 875 O'Farrell St. 94109 CT 122 [406-31] Translation service business retaining 4 jobs and generating $77,367 in revenues.	1/88	j			59.7	59.7	14.9	0	A,D	$85,563 in revenues earned and 4 L/M jobs retained.
	Chinatown American Cooks School 1450 Powell St. 94133 CT 107 [406-22] Catering business effort retaining 2 jobs and generating $50,000 in revenues.	1/88	j			75.1	75.1	0	0	A,D	$12,842 in revenues earned and 2 L/M jobs retained in addition to temporary jobs for other L/M persons.
	Arriba Juntos 2017 Mission St. 94110 CT 201 [406-21] Construction business effort retaining 4 jobs and generating $215,410 in revenues.	1/88	j			40.7	40.7	0	0	A,D	$73,978 in revenues earned and 4 L/M jobs retained. Project reorganization has resulted in actual earnings decline in 1988.
						Total 257.0	Total 257.0	Total 14.9	Total 8.3		

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a	b	c	d	e	f	g	h	i	j	k	l
10.1	NBGS continued.										
	Self Help for the Elderly 640 Pine St. 94108 CT 117 [406-27] Home repair and service business retaining 5 jobs and generating $200,000 in revenues.	1/88	j			71.3	71.3	15.7	0	A,D	$100,649 in revenues earned 5 L/M jobs retained in addition to temporary jobs for L/M seniors.
	Young Community Developers 1715 Yosemite Ave. 94124 CT 0233 [406-29] Temporary employment service business retaining 3 jobs and generating $25,000 in revenues.	1/88	j			37.8	37.8	37.2	9.7	C,D	$2,500 in revenues earned. Project was terminated due to feasibility problems.
	Asian Neighborhood Design 576 Vallejo St. 94133 CT 0106 [406-32] Modular furniture manufacturing business retaining 11 jobs and generating $234,750 in revenues.	1/88	j			52.0	52.0	0	0	A,D	$ 2,500 earned in 1988. 11 L/M retained and 2 L/M hired.
	IHSS Consortium CT 0479 4429 Cabrillo St. 94121 [406-33] Home health care business effort creating 100 jobs and generating $1 mil. in revenues.	1/88	j			0	0	0	95.0	A,D	Project delayed, will begin in 1989.
	NBGS MASTER POOL ACCOUNT					0	0	0	3.0		Reserved for 1989 projects.
	SUBTOTAL					161.1	161.1	52.9	107.7		
						Total 635.9	Total 635.9	Total 82.7	Total 116.0		

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a	b	c	d	e	f	g	h	i	j	k	l
10.2	Self Employment Initiative Projects										
	San Francisco Renaissance 1453 Mission 94103 CT 208 [405-44] Prepare 40 to start small businesses; help 30 businesses start; create 37 jobs.	1/88	j			74.0	74.0	10.0	0.2	A,D	36 received assistance, 24 small businesses started, 20 jobs created.
	Consortium on Prosperous Enterp. 655 Geary St. 94102 CT 0123 [408-21] Prepare 20 L/M income persons start self employment businesses.	1/88	j			85.0	85.0	0	0	A,D	20 L/M persons assisted; business start-ups scheduled to occur in 1989.
	Center for SE Asian Refugee Resettlement, 875 O'Farrell St. 94109 CT 122 [408-22] Assistance in business start-up skills resulting in 8 new businesses and creation of 24 jobs.	1/88	j			52.7	52.7	12.3	0	A,D	10 new businesses started and 24 L/M jobs created.
	Family Day Care Consortium [408-23] 777 Stockton St. 94108 CT 113 Assistance to help 10 L/M persons start day care businesses.	1/88	j			48.5	48.5	1.2	0	A,D	13 L/M participants assisted with business start-up.
						Total 260.2	Total 260.2	Total 23.5	Total 0.2		

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a	b	c	d	e	f	g	h	i	j	k	l
10.2	Self Employment Initiative Projects (cont.)										
	The Women's Foundation 315 Montgomery St. #400 94104 CT 0117 Assistance to help L/M women start their own businesses.	6/88	j			16.1	16.1	0	28.9	A,D	Project began late, results projected for 1989.
	SUBTOTAL					276.3	276.3	23.5	29.1		
10.3	Other Activities										
	Challenge Grant Pool [407-30] Fund set-aside to encourage self-sufficiency among nonprofit, community based corporations.	1/88	j			0	0	0	207.4	A	Awards to be made during 1989.
	Loan Guarantee Program [409-30] Fund set-aside to guarantee loans to nonprofit agencies undertaking entrepreneurial activities.	1/88	j			0	0	0	150.0	A	Guarantees extended for two loans extended to nonprofits starting business ventures.
	SUBTOTAL					0	0	0	357.4		
						Total 912.3	Total 912.3	Total 106.2	Total 502.6		

Retain this record for 3 years
Previous editions are obsolete

form HUD-4949.2 (4-88)
ref. 24 CFR part 570 and handbook 6510.2

Grantee Performance Report
Activity Summary

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From Jan. 1, 1988 To Dec. 31, 1988

Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Mod	Slum/Blight	Urgent Need	CDBG Amount: Expended This Reporting Period	Total Expended to Date	Unliquidated Obligations	Unobligated Balance	Activity Codes	Accomplishments/Status
a	b	c	d	e	f	g	h	i	j	k	l
11	PROGRAM ADMINISTRATION										
	GENERAL MANAGEMENT, OVERSIGHT, AND COORDINATION										
	Mayor's Office of Community Develop. 100 Larkin Street 94102 CT 0124 [501-01] [305-01] [320-01] [002-05]					1894.0	1894.0	115.3	455.6		
	Mayor's Office of Housing 100 Larkin Street 94102 CT 0124 [504-14]					350.5	350.5	22.3	72.6		
	Economic Development (Loans)					46.3	46.3	0	0		
	Human Rights Commission, 1095 Market St., 94103 CT 0124 [505-14]					108.6	108.6	0.4	37.6		
	City Attorney's Office, City Hall 94102 CT 0124 [508-14]					2.3	2.3	0	132.1		
	Department of City Planning, 450 McAllister, 94102 CT 0124 [502-29]					12.2	12.2	10.6	0		
	San Francisco Housing Authority, 440 Turk St., 94102 CT 0124 [104-31]					219.7	219.7	7.5	1.5		
						Total 2633.6	Total 2633.6	Total 156.1	Total 699.4		

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form HUD-4949.2 (4-88)
ref 24 CFR part 570 and handbook 6510.2

Grantee Performance Report
Activity Summary

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

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a	b	c	d	e	f	g	h	i	j	k	l
11	GENERAL MANAGEMENT, OVERSIGHT, AND COORDINATION (Cont.)										
	Controller's Office Indirect Cost [601-11]					135.0	135.0	0	0		
	Western Addition A-2 Redevelopment [601-11]					639.6	639.6	0	0		
	Hunters Point NDP Redevelopment [601-11]					318.7	318.7	0	0		
	Yerba Buena Center Redevelopment [601-11]					620.4	620.4	0	0		
	India Basin Industrial Park Redevelopment [601-11]					61.0	61.0	0	0		
	Rincon Point-South Beach Redevelopment [601-11]					383.6	383.6	0	0		
	FAIR HOUSING COUNSELING AND TECHNICAL SERVICES										
	Independent Housing Services, Inc. 25 Taylor Street 94102 CT 0125 [101-33]					147.7	147.7	13.7	10.0		
						Total 2306	Total 2306	Total 13.7	Total 10.0		

Grantee Performance Report
Activity Summary

U.S. Department of Housing
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Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

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Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

Activity Number	Activity Name, Description and Location	Mo./Yr. Activity Funded	Low/Mod	Slum/Blight	Urgent Need	CDBG Amount: Expended This Reporting Period	CDBG Amount: Total Expended to Date	CDBG Amount: Unliquidated Obligations	CDBG Amount: Unobligated Balance	Activity Codes	Accomplishments/Status
a	b	c	d	e	f	g	h	i	j	k	l
11	FAIR HOUSING COUNSELING AND TECHNICAL SERVICES (Cont.)										
	Asian Neighborhood Design, 576 Vallejo St., 94133 CT 0106 [101-36]					242.9	242.9	3.4	0		
	Self-Help for the Elderly, 640 Pine Street 94108 CT 0117 [101-37]					49.4	49.4	4.7	10.5		
	Tenderloin Housing Clinic, 295 Eddy Street 94102 CT 0106 [101-38]					68.3	68.3	6.6	0		
	Independent Living Resource Center 4429 Cabrillo St. 94121 CT 479 [101-40] [407-54]					37.3	37.3	0	0		
	S.F. Foundation for Architectural Heritage, 2007 Franklin Street 94109 CT 0131 [101-39] [407-51]					54.5	54.5	10.5	0		
	BVHP Multipurpose Senior Center 1706 Yosemite Ave. 94124 CT 0233					0	0	25.0	0		
	IHS Housing Consortium 25 Taylor St., 94102 CT 0125					43.0	43.0	32.0	0		
	SUBTOTAL					495.4	495.4	82.2	10.5		
						Total 5435.0	Total 5435.0	Total 252.0	Total 719.9		

Retain this record for 3 years
Previous editions are obsolete

form HUD-4949.2 (4-88)
ref 24 CFR part 570 and handbook 6510.2

Grantee Performance Report
Activity Summary

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

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City and County of San Francisco	B-88-MC-06-0016	From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k	l
12	UNPROGRAMMED FUNDS Includes contingency and recaptured funds for use in 1989.					0	0	0	1671.0		
						Total 0	Total 0	Total 0	Total 1671.0		

ACTIVITY SUMMARY TOTALS (in $000)

Activity Title	1988 Expended	Unliquidated Obligations	Unobligated Balance
1. Acquisition of Real Property	$98.6	$19.9	$3,454.0
2. Public Facilities and Improvements	4,127.0	2,562.7	1,854.9
3. Public Services	2,427.1	159.3	70.1
4 Urban Renewal Completion	9,010.9	3,722.1	5,715.2
5. Relocation	317.4	36.4	0.0
6. Rehabilitation	6,087.6	628.9	135.8
7. Code Enforcement	0.0	0.0	0.0
8. Historic Preservation	0.0	197.8	0.0
9. Direct Ec. Dev. Asst. to Private-for Profit Entities	959.9	22.2	399.6
10. Special Activities	912.3	106.2	502.6
Sub-total	23,940.8	7,455.6	12,132.2
11. Administration	5,434.8	252.1	720.0
12. Unprogrammed Funds	0.0	0.0	1,671.0
TOTAL	$29,375.6	$7,707.7	$14,523.2

Total Unspent Funds $22,230.9

[1438B]

Grantee Performance Report
Status of Funds
Parts I and II

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/88 To 12/31/88

Part I: Summary of Resources and Expenditures	CDBG Funds
1. Unexpended CDBG funds at end of previous reporting period	$ 29,294,278
2. Additional CDBG funds received a. Entitlement Grant (HUD-7082, line 8b)	$ 16,122,000
b. Surplus from Urban Renewal / NDP Settlement (HUD-7082, line 10b)	$ 0
c. Loans guaranteed under Section 108	$ 0
d. Program income received during the program year (as shown in Status of Funds Part III, column f)	$ 6,190,269
e. Return of grant funds	$ (107,161)
3. Total CDBG funds available for use during this reporting period (sum of lines 1 thru 2e)	$ 51,499,386
4. Total CDBG funds expended during this reporting period a. Amount shown on Activity Summary forms, column g	$ 29,375,632
b. CDBG funds used for Section 108 payments	$ 0
5. Unexpended balance of CDBG funds at the end of this reporting period (line 3 minus lines 4a and 4b)	$ 22,230,915

Part II: Overall Program Benefit to Low and Moderate Income Persons

A. Low / Mod Benefit During this Reporting Period

6. a. Total CDBG funds expended (from line 4a above), except for Sec. 108 payments	$ 29,375,632
b. **Less:** Planning and program administration costs (as shown in Activity Summary forms, column g)	$ 5,434,842
c. Net expenditures subject to program benefit calculation (line 6a minus line 6b)	$ 23,940,790
7. Expenditures benefitting low and moderate income persons (as shown in Low/Mod Benefit Worksheet Part IV, column g)	$ 23,623,400
8. Percent benefit to low and moderate income persons (line 7 as a percent of line 6c)	98% %
9. Program year(s) covered in certification PY_____ PY_____ PY 88	

B. Low / Mod Benefit for Multi-Year Certifications (complete only if certification period exceeds one year)

10.a. Cumulative net expenditures subject to program benefit calculation	$
b. Cumulative expenditures benefitting low and moderate income persons	$
c. Percent cumulative benefit to low and moderate income persons (line 10b as a percent of line 10a)	%

Retain this record for 3 years
Previous editions are obsolete

form HUD-4949.3 (4-88)
ref. 24 CFR part 570 and handbook 6510.2

Grantee Performance Report
Low/Mod Benefit Worksheet

U.S. Department of Housing
and Urban Development
Community Development
Block Grant Program

OMB Approval No 2506-0077 (exp 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/88 To 12/31/88

Part I: Direct Expenditures for the Acquisition, Construction or Rehabilitation of Property for Housing

Activity Number	Activity Name	% of total units to be occupied by low/mod households	Total cost	Max low / mod credit	CDBG share of cost	Reduction ratio	CDBG expenditures this reporting period	Low/mod credit this reporting period
a	b	c	d	e	f	g	h	i
							Sum of Direct Expenditures	0

Part II: CDBG Expenditures Used Only for Staff and Overhead to Assist in the Acquisition, Construction or Rehabilitation of Property for Housing

Activity Number	Activity Name Name of Program Assisted	% of units in program to be occupied by low/mod households	Total admin cost this reporting period	Low / mod credit this reporting period
a	b	c	d	e
			Sum of Staff and Overhead Costs	0

Part III: Total Expenditures This Reporting Period for All Other Activities Qualifying as Low/Mod Benefit $ 23,623,400

Part IV: Total Low/Mod Benefit from Parts I, II, and III $ 23,623,400

Retain this record for 3 years
Previous edition is obsolete

form HUD-4949.3a (4-88)
ref. 24 CFR part 570 and handbook 6510.2

Grantee Performance Report
Status of Funds
Part III

U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/88 To 12/31/88

Program Income and Status of Lump Sum Accounts

Activity Number	Activity Name and Nature of Income	Rec'd by Sub-recipient	Revolving Fund	Lump Sum *	Program Income Received
a	b	c	d	e	f
4	San Francisco Redevelopment Agency o Land Sales .....$ 879,677 o Rental Income ..... 2,374,093 o Interest Income ..... 1,253,000 o WA-2 Bank Reserve ..... 10,676 o Miscellaneous 497,186	x			$5,014,832
6	Community Housing Rehabilitation Loan Program	x	x	x	716,669
6	Residential Rehabilitation Loan Program	x			59,593
8	Architectural Heritage Loan Pool		x		855
9	Economic Development Local Injection Revolving Loan Fund	x	x		398,320
				Total	$ 6,190,269

* Attach narrative (see instructions)

Retain this record for 3 years
Previous edition is obsolete

form HUD-4949.4(4-88)
ref. 24 CFR part 570 and handbook 6510.2

ATTACHMENT FOR HUD 4949.4

LUMP SUM NARRATIVE - COMMUNITY HOUSING REHABILITATION PROGRAM (CHRP)

6. Rehabilitation

1. Financial institution with which the lump sum agreement has been executed:

   First Interstate Bank
   465 California Street
   San Francisco, CA 94104

   Date of agreement with First Interstate Bank: March 23, 1987.

2. Amount of the lump sum drawdown: $1,900,000.
   1988 funds were drawn down: January 24, 1988.
   Date funds were placed on deposit: January 25, 1988.
   Date of first loan: January 1988.

3. On August, 1988, funds on hand which was determined to be in excess of short-term need were returned to the Letter of Credit along with computed interest. The amount returned was $1,500,000.

4. Initial interest rate received: First Interstate Bank paid interest on the CHRP funds at similar terms to those paid on deposits of similar maturity and size. Average interest was 5.5%.

   During the year, it was determined that interest rates paid by Tokai Bank, 565 Market Street, San Francisco, were slightly better than those offered by First Interstate Bank. Because of this, some short-term Certificates of Deposit were purchased through Tokai Bank. Average interest received on funds deposited at Tokai Bank was 6.75%.

5. As mentioned in the Lump Sum Agreement, the Community Development Financial Corporation provides loan services to the CHRP program at a flat rate.

Grantee Performance Report
Direct Benefit Activities

U.S. Depart. of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

Activity Number	Activity Name, Description and Location	Total Number of Households/ Persons Assisted	Percent of Total Number of Households/Persons Assisted (column c) who are: Low and Moderate Income	Low Income	White Not Hispanic Origin	Black Not Hispanic Origin	American Indian or Alaskan Native	Hispanic	Asian or Pacific Islander	Female Headed Household
a	b	c	d	e	f	g	h	i	j	k
3	PUBLIC SERVICES									
	Chinese Newcomers Services	352(P)	100	100	0	0	0	0	100	10
	Central City Hospitality House	292(P)	100	100	34	29	1	33	3	18
	Friends Outside	200(P)	100	100	9	60	0	31	1	17
	Horizons Unlimited of S.F.	320(P)	100	100	11	25	0	57	7	4
	Chinatown Youth Center	342(P)	100	99	0	0	0	0	100	5
	Haight Ashbury Community Coalition	426(P)	100	100	71	20	0	8	1	91
	Operation Concern	517(P)	100	96	69	11	5	10	5	0
	Booker T. Washington Comm. Coalition	360(P)	100	96	6	92	0	1	1	99
	Canon Kip Community House	216(P)	100	100	4	6	1	12	77	0
	Children's Council of S.F.	883(P)	90	51	51	19	7	11	12	75
	Samoa Mo Samoa	448(P)	100	99	0	1	0	3	96	6
	PUC/BVHP Transportation Program	142(P)	(PB)		4	90	0	4	2	18
	Third Baptist Church	52(P)	100	100	0	96	0	4	0	29
	Youth for Service	33(P)	100	95	16	59	0	18	7	0
	Hunters Point Boy's Club	101(P)	100	100	2	90	0	3	5	0
	Mission Neighborhood Centers	164(P)	100	100	1	30	0	44	25	0
	O.M.I Community Association	147(P)	100	53	1	97	0	1	1	54
	Instituto Laboral de la Raza	169(P)	100	67	0	0	0	98	2	34
	Whitney Young Child Development Ctr.	134(P)	95	87	16	58	0	13	12	0

Grantee Performance Report
Direct Benefit Activities

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

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a	b	c	d	e	f	g	h	i	j	k
3	PUBLIC SERVICES (Cont'd)									
	San Francisco Food Bank	42128(P)	(PB)		25	35	3	22	15	10
	Calif Assoc. for Health, Education, Employment and Dignity (CAHEED)	12345(F)	100	100	6	52	0	22	20	100
	Young Community Developers	71(P)	100	100	2	85	0	0	13	70
	BVHP Community Foundation	345(P)	100	100	1	95	0	3	1	46
	Mission Education Projects, Inc.	1004(P)	100	98	3	18	2	47	30	0
	Mission Reading Clinic	371(P)	100	96	9	26	1	55	9	34
	La Raza Centro Legal	303(P)	100	94	1	1	0	98	0	16
	Mission Community Legal Defense	1623(P)	100	99	3	1	0	93	3	45
	Mission Hiring Hall	691(P)	100	100	13	16	2	62	7	14
	Mission Language & Vocational School	128(P)	100	100	0	0	0	100	0	17
	Mission Recreation Projects/CYO	420(P)	100	95	19	8	0	69	4	0
	Ella Hill Hutch Community Center	1060(P)	100	69	7	89	0	3	1	37
	Chinese for Affirmative Action	420(P)	100	81	14	12	0	10	64	78
	Audrey L. Smith Development Center	42(P)	100	95	2	98	0	0	0	80
	Charity Cultural Services Center	75(P)	100	75	0	0	0	0	75	0
	City Celebration	371(P)	100	75	69	16	1	9	5	0
	Lyon-Martin Women's Health Services	1796(P)	100	91	73	12	.5	14	.5	99
	Careers Abound	96(P)	100	97	32	28	0	23	17	1
	La Casa de las Madres	336(P)	100	90	32	43	2	17	6	48

Grantee Performance Report
Direct Benefit Activities

U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

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a	b	c	d	e	f	g	h	i	j	k
9	DIRECT ECONOMIC DEVELOPMENT ASSISTANCE TO PRIVATE-FOR-PROFIT ENTERPRISES									
	Hoa an Jewelry	2(P)	100	0	0	0	0	0	100	0
	Irving Cleaners & Laundry	1(P)	100	100	0	0	0	0	100	0
	Post Street Auto Exchange	1(P)	100	0	0	0	0	0	100	0
	Ocean Village Restaurant	32(P)	100	28	0	0	0	0	100	0
	L & K Debris Box Service	10(P)	100	40	0	0	0	100	0	0
	Fung Wong Bakery & Restaurant	1(P)	100	100	0	0	0	0	100	0
	Ideal Printing, Inc.	2(P)	100	0	0	0	0	0	100	0
	Omega Printing	2(P)	100	0	0	0	0	0	100	0
	Versatile of San Francisco	14(P)	100	28	0	0	0	0	100	0
	Hjermstad & Associates	1(P)	100	0	100	0	0	0	0	0
	Knight's Catering	11(P)	100	9	27	9	9	27	28	0
	Auto Motion	1(P)	100	0	0	0	0	0	100	0
	Center Hardware	4(P)	100	0	50	50	0	0	0	0
	Lonnie Jensen	1(P)	100	0	0	0	0	100	0	0
	Action Janitorial	1(P)	100	0	0	0	0	100	0	0
	Pet Express	3(P)	100	0	33	77	0	0	0	0

Grantee Performance Report
Direct Benefit Activities

U.S. Depart[illegible] of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

Period Covered: From Jan. 1, 1988 To Dec. 31, 1988

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a	b	c	d	e	f	g	h	i	j	k
9	DIRECT ECONOMIC DEV. ASSISTANCE (CONT.)									
	Hick's Meats	4(P)	100	0	0	100	0	0	0	0
	Gwen Mazer Collection	3(P)	100	0	77	33	0	0	0	0
	Julie Holcomb, Printer	2(P)	100	0	50	50	0	0	0	0

Grantee Performance Report
Direct Benefit Activities

U.S. Department of Housing
and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee: City and County of San Francisco

Grant Number: B-88-MC-06-0016

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a	b	c	d	e	f	g	h	i	j	k
10	SPECIAL ACTIVITIES									
	Northeast Federal Credit Union	1(P)	100	0	0	0	0	0	100	0
	Morrisania West	9(P)	100	0	100	0	90	0	10	0
	Chinatown Resources Dev. Ctr.	4(P)	100	100	0	0	0	0	100	25
	Japanese Community Youth Ctr.	2.5(P)	100	100	20	0	0	0	80	0
	Multi-Service Ctr. for Koreans	4(P)	100	100	0	0	0	0	100	25
	Center for SE Asian Ref. Res.	4(P)	100	100	0	0	0	0	100	0
	Chinatown American Cooks Services	2(P)	100	100	0	0	0	0	100	50
	Arriba Juntos	4(P)	100	100	25	0	0	75	0	0
	Young Community Developers	1(P)	100	100	0	100	0	0	0	0
	Asian Neighborhood Design	13(P)	100	50	0	31	0	8	61	0
	San Francisco Renaissance	48(P)	100	50	60	10	0	20	10	50
	Consortium on Prosperous Enterprises	20(P)	100	100	0	50	0	0	50	30
	Center for SE Asian Ref. Res.	34(P)	100	60	0	0	0	0	100	50
	Self Help for the Elderly	5(P)	100	40	0	0	0	0	100	0
	Family Day Care Consortium	13(P)	100	80	0	0	0	0	100	15

Grantee Performance Report
Actions to Affirmatively Further Fair Housing

U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/89 To 12/31/89

Actions Taken a	Results b
HUMAN RIGHTS COMMISSION (HRC)	
A. Counseling To provide assistance and information to 240 low and moderate income, elderly or disabled persons concerning their rights to equal opportunity in housing, under City, State and Federal laws.	- Provided services to 290 Individuals.
B. Investigations To most effectively resolve 184 discrimination complaints by attempting to determine whether discrimination did in fact occur. This is accomplished by collecting information through interviews, receiving data or performing - initiating or contracting for fair housing checks.	- Investigated some 220 cases of discrimination this year.
C. Mediation To attempt to mediate at least 150 individuals/cases of people who are threatened with eviction from their existing housing. To provide resolution of such complaints without referral to an enforcement or advocacy agency.	- Staff mediated some 170 cases over the year.
D. Referrals To provide, after counseling and unsuccessful mediation, the appropriate referrals to agencies for the enforcement of their rights and achievement of legal remedies, either through State, Federal or local enforcement agencies or private or public lawyers. (At least 25 cases.)	- Staff in conjunction with both State and district offices referred some 20 cases.

[1379B]

Grantee Performance Report
Actions to Affirmatively Further Fair Housing

U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/89 To 12/31/89

Actions Taken a	Results b
HUMAN RIGHTS COMMISSION (HRC) (Cont'd)	
E. Audits To design, implement and report on audits to determine Fair Housing Compliance in selected areas of the City, with regards to specific protected categories and to promote enforcement. (at least 1 audit)	- Staff completed 0 audit this year.
F. Provide Tenant/landlord. Information and referrals to 240 residents.	- Staff provided services to 317 residents.
G. To provide 120 Community Groups with T/A.	- T/A to community groups 187 individuals.
SELF - HELP FOR THE ELDERLY -HOUSING COUNSELING	
A. To provide outreach visits to residential Hotels to reach the Elderly and Frail Residents and provide them with Housing Information, education and counseling services--4 buildings and 60 individuals will be visited each month totalling 700 individuals	- Staff provided services to 81 buildings and at least 100 individuals a month for a total of 1205 for the year.
B. To provide tenant representation-work with both residents and owner in Housing Improvement services--20 individuals will receive presentation services. Including negotiation & arbitration. This will total 250 a year.	- Staff provided services to some 10 individuals a month for a total of some 122 for the year.

[1379B]

Grantee Performance Report
Actions to Affirmatively Further Fair Housing

U.S. Department of Housing and Urban Development
Community Devopment
Block Grant Program

OMB Approval No. 2506-0077 (exp. 3/31/90)

Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/89 To 12/31/89

Actions Taken a	Results b
THE TENDERLOIN HOUSING CLINIC	
To provide comprehensive legal counseling and assistance to low/mod. income tenants of the north of Market strategy area.	- Staff provides services to the following individuals for the entire year.
1) Improve living conditions in Tenderloin dwellings 600 annually.	- 300
2) Prevent illegal lockouts 60 year.	- 30
3) Education Tenants about their rights under eviction process 720/year.	- 360
4) Educating tenants about their rights under City & State laws 600/year.	- 300
5) Assisting tenants in using the City Rent Board 12/year.	- 6
6) Preventing violation of the City's anticonversion laws 60 hotels.	- 30
7) Preventing discrimination in Housing-8 claims a year.	- 4
8) Preventing the unconstitutional use of Hotel's, no visitor policies. Reduce to zero.	- 0
ASIAN NEIGHBORHOOD DESIGN	
A. Technical assistance; To provide full architectural services including plans, documents and construction administration. Inspections and technical assistance leading to improvement. Provide site planning studies an estimated 3800 hours.	- As of December 1988 staff had provided 4,057.55 hours of T/A to the non-profits.
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Actions Taken a	Results b
ASIAN NEIGHBORHOOD DESIGN (Cont'd)	
B. Housing counseling safety and improvement profits to provide group and individual workshops. Referrals and advice/plus technical clarification for tenants in buildings undergoing renovation to 1400 individuals & conduct 19 workshops.	- As of december 1988 staff has provided services to 472 individuals and has conducted 19 workshops.
FOUNDATION FOR SAN FRANCISCO'S ARCHITECTURAL HERITAGE	
A. To provide assistance to housing dev. corporations non-profits and individuals involved in rehabilitation of low and moderate income housing units in conjunction with public supported rehab. programs.	- Provided architectural services to 7 H.D.C.'s.
B. To provide an average of 1717 hours yearly of counseling time both paid and volunteer.	- Staff provided 672 hours of consulting hours of staff and design consultant time.
C. To provide construction documents for the rehab. of 66 housing units.	- Staff provided construction document for some 65 units of housing.

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Name of Grantee	Grant Number	Period Covered
City and County of San Francisco	B-88-MC-06-0016	From 1/1/89 To 12/31/89

Actions Taken a	Results b
CSS/INDEPENDENT HOUSING SERVICES	
A. Provide housing counseling to 480 disabled clients annually.	- Provide housing counseling to 391 disabled clients.
B. Place 150 disabled clients annually in accessible housing.	- Placed 58 disabled clients in accessible housing.
C. Assist 250 households annually with design/redesign of units.	- Assisted 171 households with design/redesign of units.
D. Provide modification services for disabled persons in 56 units.	- Provided modification services for disabled persons in 76 units.
E. Provide construction documentation and supervision for the completion of 22 modification projects.	- Provided construction documentation and supervision fork the completion of 10 projects.
	Ethnicity of participants W B H N/A A/PI FH 51% 34% 8% 0 7% 11%

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City and County of San Francisco	B-88-MC-06-0016	From 1/1/89 To 12/31/89

Actions Taken	Results
a	b
INDEPENDENT LIVING RESOURCE CENTER	
A. To provide 10 housing search skills workshops to 100 disabled individuals.	- Provide 59 housing search skills workshops to 308 disabled individuals.
B. To provide shared housing registry and matching assistance to 150 disabled individuals.	- Provided shared housing registry and matching assistance to 252 disabled individuals.
C. To make 57 shared housing placements.	- Completed 26 shared housing placements.
D. To provide conciliation counseling to 30 individuals.	- Provided conciliation counseling to 74 individuals.
E. To provide supportive services assistance to 125 individuals.	- Provide supportive services assistance to 152 individuals.
	Ethnicity of participants:

W	B	N/A	H	A/PI	FH
174%	58%	6%	9%	22%	0%

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GRANTEE PERFORMNACE REPORT

DISPLACEMENT

There were no displacement activities to report during 1988.

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